

SUP2015-0055

612-C S Pickett St

Additional Materials 8/27/15

**From:** [Ann Horowitz](#)  
**To:** [Kendra Jacobs](#); [Kristen Walentisch](#)  
**Subject:** FW: Subject 612C S Pickett - for Planning Commission  
**Date:** Tuesday, August 25, 2015 11:30:00 AM

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**From:** Michael Johnson [mailto:mike@mikejohnsonlaw.com]  
**Sent:** Monday, August 24, 2015 2:31 PM  
**To:** Ann Horowitz  
**Cc:** boardofdirectors@camerystation.org; dakhardwick@gmail.com; aimpastato@earthlink.net; don buch  
**Subject:** Subject 612C S Pickett

Dear Ms. Horowitz,

Please allow this email to inform you that I respectfully request that the City deny this SUP request. As you know, S Pickett is undergoing new and better redevelopment. In the past, many industrial uses have been requested along Pickett Street. However, the landscape of S Pickett is quickly changing. Cameron Station HOA and residents, several developers, and City officials have been trying to redevelop S Pickett away from industrial uses and towards higher quality uses. Namely, projects are underway such as Pickett Place, Cameron Park, etc.

In addition, this looks like the landlord and tenant are trying to “play the system”. Specifically, the landlord had this tenant come in under an administrative use for light auto. Now, they are seeking an SUP for general auto. They failed to be forthcoming with the City about their true intentions. From the beginning, they believed they had a better shot at getting approved for general auto if they were first approved for light auto administratively. The City should not look kindly on this behavior and businesses will continue to act this way if the City let’s them!

The bottom line is that this specific street is undergoing a massive shift towards higher and better uses. It would be very detrimental to the surrounding neighborhoods if this lower use is approved. The surrounding neighborhoods are excited about the new high-end redevelopment in this area and a 5 to 10 year lease for something like this does not fit into the City’s medium or long term redevelopment plan for S Pickett Street.

I appreciate your time and attention to my request.

Sincerely,

Michael Johnson  
President - Cameron Station HOA  
Vice President – Cameron Station Civic Association

SUP2015-0055

612-C S Pickett St

Additional Materials 8/27/15

**From:** [Ann Horowitz](#)  
**To:** [Kendra Jacobs](#); [Kristen Walentisch](#)  
**Subject:** FW: Opposition to Request for SUP for Auto Repair Shop at 612C South Picket Street - for Planning Commission  
**Date:** Tuesday, August 25, 2015 11:28:25 AM

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**From:** Arthur Impastato [mailto:[aimpastato@earthlink.net](mailto:aimpastato@earthlink.net)]  
**Sent:** Friday, August 21, 2015 11:23 AM  
**To:** Ann Horowitz  
**Cc:** mike mayes  
**Subject:** Opposition to Request for SUP for Auto Repair Shop at 612C South Picket Street

Dear Ms. Horowitz:

The board of the Cameron Station Civic Association is writing in opposition to the request for an SUP by the auto repair shop at 612C South Pickett Street to switch from light auto to general auto repair . This matter is currently scheduled before the Planning Commission on September 1, 2015.

This auto repair shop is seeking to switch from light auto to general which is transmissions, body work, etc. They have also requested 7 day a week operating hours. With the new projects coming into S. Pickett and Alexandria West this should be denied. It is our understanding that the landlord had this tenant come in under an administrative use for light auto and then go through an SUP for general auto. In our view, this is an abuse of the system.

Respectfully submitted,

Arthur "Sash" Impastato  
President  
Cameron Station Civic Association

## No Increased "Industrialization" of Alexandria's South Pickett Street

Petition published by West End Advocates on Aug 25, 2015

### Background (Preamble):

Petition Requesting That

Alexandria's Planning Commission and City Council

NOT APPROVE

A-1 Auto Repair's Request for a Special Use Permit at 612 South Pickett Street

The efforts of many people have led to an increased focus on improving the appearance and amenities as well as stimulating the redevelopment of South Pickett Street. Mill Creek's investment of more than \$100M in Moderna Tempo has been a huge catalyst to improvements in the area. The risk they took and the financial investment they made deserve to be actively supported by our City encouraging additional improvements and redevelopment in the area.

The cleaning up of the former "junk yard" at 550 South Pickett is encouraging. The fact that Burger Delite's lease was not renewed suggests grander plans for that corner. JBG's very significant investment in a high quality, multi-use development is well underway at Cameron Park (South Pickett at Cameron Station Boulevard).

Local residents were very active in ensuring this specific area was incorporated in the extensive work currently being done to update the West Eisenhower Small Area Plan. As the area evolves, with significant capital investment, the industrial uses become not only less desirable but ever less appropriate. The new concept plan for West Eisenhower takes account of that. With the plan scheduled to come before the Planning Commission and City Council in November, it would be inappropriate to consider any intensification of any industrial use in the area prior to that (and hopefully after).

We, residents of and investors in this area, look to our City government to support and advance improvements to this long-struggling area that finally appears to be on the verge of major upgrading. Allowing A-1 Auto Repair to further "industrialize" its operations is counter to that objective. According we urge the Planning Commission and City Council to deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.

### Petition Text:

Deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.

### Signatures 101

#	Title	FirstName	Surname	Town/City	S/C/P	Date
101	N/G	margaret	meyer	alexandria	VA	Aug 29, 2015
100	N/G	William	Love	Alexandria	VA	Aug 29, 2015
99	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 28, 2015
98	N/G	Patrick	McCarney	Alexandria	Virginia	Aug 28, 2015
97	N/G	Norman	Thompson	Alexandria VA	VA	Aug 27, 2015
96	N/G	Michael	Lekas	Alexandria	Virginia	Aug 27, 2015
Comment: Please do NOT approve their request to change from light auto to general auto.						
95	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 27, 2015
94	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 27, 2015
93	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 27, 2015
92	N/G	Eric	Veres	Alexandria	Va	Aug 27, 2015
91	N/G	Pamela	Allen	Alexandria	N/G	Aug 27, 2015

90	N/G	John	Allen	Alexandria	VA	Aug 27, 2015
89	N/G	Michael	Mayes	Alexandria	N/G	Aug 27, 2015
88	N/G	Deborah	Spitz	Alexandria	Virginia	Aug 27, 2015
87	N/G	Gail	Kalin	Alexandria	VA	Aug 27, 2015
86	N/G	Cristeena	Naser	Alexandria	Virginia	Aug 27, 2015
85	N/G	Robert	Miele	Alexandria	VA	Aug 27, 2015
84	N/G	Linda	Greenway	Alexandria	N/G	Aug 27, 2015
83	N/G	greg	hillson	alexandria	N/G	Aug 26, 2015
82	N/G	Theodis	Pickett	Alexandria	Virginia	Aug 26, 2015

Comment: I support this effort.

81	N/G	Lori	Young	Alexandria	VA	Aug 26, 2015
80	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
79	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
78	N/G	Douglas	Banker	alexandria	VA	Aug 26, 2015
77	N/G	Marilyn	Meaans	Alexandria	VA	Aug 26, 2015

Comment: This is a busy area already with busy traffic and to have it continue through the weekend is not a good idea.

76	N/G	Robert	Callahan	Alexandria	VA	Aug 26, 2015
75	N/G	Jeffrey	Cullen	Alexandria	VA	Aug 26, 2015
74	N/G	Gina	White	Alexandria	VA	Aug 26, 2015
73	N/G	Donna	Gathers	Alexandria	N/G	Aug 26, 2015
72	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
71	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
70	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
69	N/G	Martin	Menez	Alexandria	N/G	Aug 26, 2015
68	N/G	Dolores	Murray	Alexandria	N/G	Aug 26, 2015
67	N/G	[REDACTED]	[REDACTED]	alexandria	virginia	Aug 26, 2015
66	N/G	[REDACTED]	[REDACTED]	alexandria	N/G	Aug 26, 2015

Comment: We moved to the Brigadoon neighborhood 8 years ago excited about the revitalization and development plans of the Pickett area. We are glad to hear about some of the development. Please adhere to the vision of the Pickett area which is included in the Landmark Van Dorn plan and do not approve more industrial use for this area.

65	N/G	Lester	Hill	Alexandria	VA	Aug 26, 2015
64	N/G	Janice	Albright	Alexandria	VA	Aug 26, 2015
63	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015

Comment: This would create additional noise, trash, broken down cars, etc. at their site on South Pickett. We now have three new developments either under or soon to be under construction. (the bowling alley and warehouse on South Pickett and Cameron Station Blvd to begin demolition next week) The Eisenhower West Small Area Plan will be approved in November. The area where this site is located is designated residential/retail/mixed use. With all of this under consideration a 7 day a week business such as this is not appropriate.

62	N/G	Cheryl	hill	[REDACTED] Alexandri	VA	Aug 26, 2015
61	N/G	Kevyn	Howard	Alexandria	N/G	Aug 26, 2015
60	N/G	Rowland and Kathleen	Thurlow	Alexandria	Virginia	Aug 26, 2015

Comment: The fact that A-1 has already violated its SUP should be enough to deny them this request. It makes no sense whatsoever. It is long overdue that the residents of the West End be afforded the same consideration as the rest of Alexandria, and that redevelopment begins, as promised, over and over again. After 12 years a resident of Cameron Station, we're tired of the lack of progress. It's time to do something positive for the West End...as promised!

59	N/G	Lori	Howard	Alexandria	VA	Aug 26, 2015
58	N/G	suzanne	mcgovern	alexandria	VA	Aug 26, 2015
57	N/G	Jane	Schulman	Alexandria	N/G	Aug 26, 2015

56	N/G	John	Philibin	Alexandria	VA	Aug 26, 2015
Comment: Enough is enough! Please do not allow this to happen. We put up with enough noise, pollution, and danger from the VA Paving Company.						
55	N/G	Maryann	Fazio	Alexandria	VA	Aug 26, 2015
Comment: Our community is very important to us all - please take a good look at our opinions. It is all for the good of the community.						
54	N/G	Isabel	Henry	Alexandria	VA	Aug 26, 2015
53	N/G	Micki	Aronson	Alexandria	VA	Aug 26, 2015
52	N/G	Patti	Gvozdoch	Alexandria	N/G	Aug 26, 2015
51	N/G	David	Thorpe	Alexandria	Virginia	Aug 26, 2015
50	N/G	Cheryl	Avila	Alexandria	VA	Aug 26, 2015
49	N/G	Richard	Meyer	Alexandria	VA	Aug 26, 2015
48	N/G	Jon	Guyton	Alexandria	VA	Aug 26, 2015
Comment: Alexandria's West End needs to be revitalized by maintaining and improving living conditions, not by maintaining or increasing polluting activities.						
47	N/G	Mike and Penny	Waite	Alexandria	VA	Aug 26, 2015
Comment: We in the West End have put up with enough of the city dumping their medium and heavy industry on us. Let A-1 Auto move to Del Ray and see how they like it there! We don't want increased industrialization in the West End. Period.						
46	N/G	Robert	Burns	Alexandria	Virginia	Aug 26, 2015
Comment: Deny A-1's application for a Special Use Permit which would otherwise allow them to undertake general ("heavier") auto repairs beyond the "light auto" repairs they are currently permitted to do.						
45	N/G	Sharon	Wilkinson	Alexandria	N/G	Aug 26, 2015
44	N/G	[REDACTED]	[REDACTED]	alexandria	N/G	Aug 26, 2015
43	N/G	Elizabeth	McAlee	Alexandria	VA	Aug 26, 2015
Comment: Please deny the permit as the additional traffic/noise/pollution would be detrimental to the quality of life in our neighborhood.						
42	N/G	Donna	Kenley	Alexandria	VA	Aug 26, 2015
41	N/G	Michael	Johnson	Alexandria	VA	Aug 26, 2015
Comment: This land use needs to be retail and residential per the Eisenhower West Small Area Plan and the ongoing new redevelopment of S Pickett Street.						
40	N/G	Robert	Schnurr	alexandria	VA	Aug 26, 2015
Comment: South Pickett Street is finally becoming a quite desirable residential and mixed use neighborhood thanks to the hard work of years of negotiations with city planners, citizen groups and developers. Like the Mercedes body shop it should be completely enclosed, muffled and air filtered to be renewed even at its current level of permit. Please do not expand this level of the SUP.						
Robert Schnurr, Board member, Cameron Station Civic Association since 2001						
39	N/G	Rita	Sanderson	Alexandria	VA	Aug 26, 2015
38	N/G	[REDACTED]	[REDACTED]	Alexandria	Va	Aug 26, 2015
37	N/G	Candace	Goldblatt	alexandria	Va	Aug 26, 2015
36	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
35	N/G	Dorianne	Landry	Alexandria	Virginia	Aug 26, 2015
Comment: We are the often forgotten part of Alexandria. This area needs more mixed use - residential, retail, dining, and we need to reduce industrial uses.						
34	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
Comment: I do not want to diminish the neighborhood residential appearance						
33	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
Comment: Residents of the West End very much want to clean up and raise the standard of living. The SUP from AI Auto is not in line with that goal. I respectfully request that you DENY the request.						
32	N/G	[REDACTED]	[REDACTED]	Alexandria	N/G	Aug 26, 2015
Comment: Please deny A-1 application for permit.						
31	N/G	[REDACTED]	[REDACTED]	Alexandria	VA	Aug 26, 2015
30	N/G	Paula	Jarvis	ALEXANDRIA		Aug 26, 2015

					VA - Virginia	
29	N/G	Ellen	Walsh	Alexandria	Va	Aug 26, 2015
28	N/G	Kimberly	Dillon	Alexandria	VA	Aug 26, 2015
27	N/G	J. Gerald	Hebert	Alexandria	Virginia	Aug 26, 2015
	Comment: I strongly oppose Al Auto's request. It is not in the best interest of the City or its citizens.					
26	N/G	patricia	sugrue	alexandria	va	Aug 26, 2015
25	N/G	Stacy	Costello	Alexandria	va	Aug 26, 2015
24	N/G	Michael	Fellenz	Alexandria	VA	Aug 26, 2015
	Comment: There is already far too much industrial(18 wheelers, large trucks, etc.) traffic on South Pickett and Van Dorn Streets. With the introduction of the new condos and businesses at the corner of South Pickett and Pickett it can only get worse-gridlock is around the corner!!					
23	N/G			Alexandria	VA	Aug 26, 2015
22	N/G	John	Kinney	Alexandria	VA	Aug 26, 2015
21	N/G	Jonathan	Davis	Alexandria	VA	Aug 26, 2015
20	N/G	Stephen	Pearson	Alexandria	Va	Aug 26, 2015
19	N/G	Jim	Wang	Alexandria	Va	Aug 26, 2015
18	N/G	Michael	Suppa	Alexandria	Virginia	Aug 26, 2015
17	N/G	lauri	dubia	alexandria	va	Aug 26, 2015
16	N/G	Joan	Myers	Alexandria	Virginia	Aug 26, 2015
15	N/G	Wendy	Carney	Alexandria	N/G	Aug 26, 2015
14	N/G	Mindy	Lyle	Alexandria	N/G	Aug 26, 2015
	Comment: This is not appropriate for approval at this time given the anticipated November approval of the Eisenhower West Plan					
13	N/G	Mona	Hammad	Alexandria	VA	Aug 26, 2015
	Comment: We want to glorify the west end of Alexandria by keeping businesses that will only improve the neighborhood and not by making it more industrial.					
12	N/G	Sarah	Townes	Alexandria	VA	Aug 26, 2015
	Comment: The West End could be a huge tax base for the city and maybe families would stay if it looked less like an industrial wasteland. Stop additional industrialization.					
11	N/G	Jan	Chong	Alexandria	VA	Aug 26, 2015
10	N/G	Michael	Deninger	Alexandria	Va	Aug 25, 2015
9	N/G	Melissa	Vayra	Alexandria	Virginia	Aug 25, 2015
8	N/G			Alexandria	VA	Aug 25, 2015
7	N/G	Marlyn	Zak	Alexandria	VA	Aug 25, 2015
	Comment: Please make this a residential/commercial area, not an industrial area.					
6	N/G	Penelope	Guyton	Alexandria	VA	Aug 25, 2015
	Comment: This type of business is completely unsuited to the character of the neighborhood and is utterly out of character with other planned development. It would horribly scar our area and our way of life.					
5	N/G			Alexandria	VA	Aug 25, 2015
	Comment: It is the DEMOCRATS who are in support of Increased Industrialization on South Pickett !					
4	N/G			Alexandria	N/G	Aug 25, 2015
3	N/G	Sheryl	Stankowski	Alexandria	N/G	Aug 25, 2015
2	N/G	Megan	Brock	Alexandria	Va	Aug 25, 2015
1	N/G	Nicole	Gauvin	Alexandria	Virginia	Aug 25, 2015

\* N/C - field not collected by the author

\* N/G - not given by the signer

\* S/C/P - State, County or Province

\* Names in green have elected to be viewed as 'anonymous' in the public signature list

\* 'View' links in red indicate that signer(s) do not want public display of their comment

**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 12:02 PM  
**To:** Kristen Walentisch  
**Subject:** FW: 612C S. Pickett Street

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**From:** Mike Lekas [<mailto:MIKE.LEKAS@Longandfoster.com>]  
**Sent:** Thursday, August 27, 2015 3:16 PM  
**To:** Ann Horowitz  
**Subject:** 612C S. Pickett Street

Hello Ann,

I'm writing as a concerned citizen of Cameron Station. It has been brought to my attention that the auto repair shop is looking to switch their status from light auto to general auto, and looking to operate 7 days a week. I am an original owner in CS since 2001 and have always looked forward to a vibrant West End. I've been involved with the CS Civic Association for many years and have worked hard to bring positive changes to the area. This request, however, is not a positive change and it almost seems deceptive in the way they are trying to make the change. We do not need more "auto body type" shops. I would ask that you please NOT approve this request.

Please feel free to contact me should you like to discuss this further.

Regards,  
Mike Lekas  
5211 Brawner Place



**Michael Lekas**, NVAR Lifetime Top Producer  
Long & Foster Realtors/ Old Town Historic District  
400 King Street  
Alexandria, VA 22314

703.927.9895 mobile  
703.518.8764 office  
Licensed in VA & DC



**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 12:03 PM  
**To:** Kristen Walentisch  
**Subject:** FW: No Increased Industrialization of South Pickett Street

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**From:** Karl Moritz  
**Sent:** Wednesday, August 26, 2015 6:58 PM  
**To:** Alex Dambach; Ann Horowitz  
**Subject:** FW: No Increased Industrialization of South Pickett Street

FYI

Karl W. Moritz  
Director  
City of Alexandria Department of Planning and Zoning  
City Hall | Room 2100  
301 King Street | Alexandria, VA 22314  
Desk: 703-746-3804 | Cell: 571-329-3052

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**From:** Karl Moritz  
**Sent:** Wednesday, August 26, 2015 6:57 PM  
**To:** Debra Collins; Mark Jinks; Emily Baker  
**Subject:** RE: No Increased Industrialization of South Pickett Street

Thanks, Debra.

This is helpful to know. We have been in touch with Cameron Station leadership on this.  
Just FYI -- we are not in agreement that the switch from light auto repair to heavy auto repair will have significant additional neighborhood impacts, given the location within the industrial park.  
It is always good for the community to remind the Planning Commission that just because the applicant was approved for light auto repair doesn't mean the heavy auto repair request should be granted. On the other hand, their current operations do give us some sense of the impacts they are having as a business.

Karl W. Moritz  
Director  
City of Alexandria Department of Planning and Zoning  
City Hall | Room 2100  
301 King Street | Alexandria, VA 22314  
Desk: 703-746-3804 | Cell: 571-329-3052

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**From:** Debra Collins  
**Sent:** Wednesday, August 26, 2015 6:43 PM  
**To:** Karl Moritz; Mark Jinks; Emily Baker  
**Subject:** Fwd: No Increased Industrialization of South Pickett Street



On Tuesday, August 25, 2015, Cameron Station Civic Association <[cameronstationcivic@gmail.com](mailto:cameronstationcivic@gmail.com)> wrote:

Sign Our Petition Against Increased Industrial Uses on South Pickett Street

[View this email in your browser](#)



## **Cameron Station Civic Association - Please Sign Our Petition!**

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The Board of the Cameron Station Civic Association is in urgent need of your help to preserve our hard fought efforts to have appropriate redevelopment in our West end of the City of

Alexandria.

We have recently become aware that the A-1 Auto Repair shop at 612 South Pickett Street is seeking a revision to its Special Use Permit ("SUP). If granted, the revision being sought would allow it to operate seven days a week and also switch operations from light auto to general auto repair. General auto repair is a significantly heavier industrial use than light auto. In addition, A-1 has abused the SUP process by purposely first getting administrative approval for light auto in order to more easily achieve their real objective of having general auto repair operations.

As many of you may know, the West End will be one of the key economic engines for the City with the planned redevelopment of Landmark Mall and the current West Eisenhower Small Area Plan. What we want to see in the West End is improvements and redevelopment that will enhance the quality of life. It would be inappropriate to consider any intensification of any industrial uses in the West End and the Planning Commission and City Council should deny A-1's application for an SUP.

A-1's SUP revision is currently scheduled to be heard before the Planning Commission on September 1, 2015. If you want to preserve our quality of life, we urge you to promptly sign the petition for denial of A-1's SUP request. The petition can be found at the following internet site:

<http://www.gopetition.com/petitions/no-increased-industrialization-of-alexandrias-south-pickett-street.html>

Thank you for your support,

**Sash Impastato**  
**President**  
**Cameron Station Civic Association**

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You are receiving this email because you have indicated interest in the goings on in and around the Cameron Station community.

**Our mailing address is:**

Cameron Station Civic Association  
200 Cameron Station Blvd  
Alexandria, Va 22304

[Add us to your address book](#)

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MailChimp

**Kristen Walentisch**

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**From:** Ann Horowitz  
**Sent:** Monday, August 31, 2015 3:50 PM  
**To:** Kristen Walentisch  
**Subject:** FOR PC - FW: change of hours

**REVISED**

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**From:** Mohammad Khan [<mailto:msakhan@msn.com>]  
**Sent:** Thursday, August 27, 2015 6:44 PM  
**To:** Ann Horowitz  
**Subject:** RE: change of hours

Dear Ann,

Revised business hours:-

Monday - Friday      0800 am to 0600 pm  
Saturday              0900 am to 0400 pm

If you have any other question please call me 703-343-6970.

Thank you

Yours truly,

(Mohammad S. Khan)