



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of May 17, 2008

**DATE:** April 30, 2008

**SUBJECT:** U-2529-86-1 USE PERMIT REVIEW of a transitional parking lot located at 2040 N. Kenmore Street. (Cherrydale Motors) (RPC #06-033-010)

**Applicant:**

Alice Fay Pollard  
940 Dismal Hollow Road  
Front Royal, VA 22630

**C.M. RECOMMENDATION:**

Renew, subject to all previous conditions, with a County Board review in five (5) years (May 2013).

**ISSUES:** This is a review of a use permit for a transitional parking lot and no issues have been identified.

**SUMMARY:** This use permit for a transitional parking lot in the Cherrydale neighborhood was approved in October 1986. The parking lot has operated in compliance with the approved use permit conditions and no complaints have been reported to staff. Therefore, it is recommended that the use permit be renewed, subject to all previous conditions, and with a County Board review in five (5) years (May 2013).

**BACKGROUND:** This use permit was originally approved in October 1986 for a transitional parking lot for employees and customer overflow parking on a parcel of land behind Cherrydale Motors, an auto repair shop fronting on Lee Highway. The original use permit allowed for 4,000 square feet of paved parking area and a maximum parking capacity of 20 automobiles. In 2000, the County Board approved the expansion of the paved parking surface to 4,650 square feet and the maximum parking capacity to 30 automobiles.

In May 2005, the County Board renewed the use permit with an administrative review in six (6) months (November 2005) and a County Board review in one (1) year (May 2006). The County Board approved a short one year review to reconsider the use if the subject parcel was sold, as was thought imminently possible at the time. To date, the subject parcel is still owned by the same applicant that submitted the use permit application in 1986.

County Manager: \_\_\_\_\_

Staff: Roberto Ruiz, DCPHD, Planning Division

PLA-4960

Staff did not review the subject use permit as scheduled in May 2006 for County Board review. Staff did complete an administrative review in May 2007 and found no issues with the use permit for a transitional parking lot. The current use permit review was necessitated upon discovery of the above review oversight.

**DISCUSSION:** The required landscaping has matured in the 22 years since approval of the use permit, and the parking lot is well screened from Kenmore Street and adjacent residential neighbors. On the day of a recent staff site inspection, only one van was parked on a lot that can accommodate up to 30 automobiles.

**Since the Last Review (May 17, 2005)**

Use Permit Conditions: The transitional parking lot operates in compliance with the approved use permit conditions.

Community Code Enforcement: The Code Enforcement Office reports that there are no complaints or violations on this site.

Police Department: The Police Department reports no issues regarding the continuation of this use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues regarding the continuation of this use.

Civic Associations: The transitional parking lot use is located in the Cherrydale Civic Association. The Cherrydale, Lyon Village, and Maywood Civic Associations state no objections to the continuation of the use (see attached letters).

**CONCLUSION:** The transitional parking lot operates in compliance with approved use permit conditions. The lot does not adversely impact the surrounding neighborhood. Landscaping, including trees, around the parking surface has been allowed to mature and serves to screen the parking lot use. Staff has not received any complaints regarding the continuation of this use. Therefore, staff recommends renewal of the use permit for a transitional parking lot, subject to all previous conditions, with a County Board review in five (5) years (May 2013).

PREVIOUS COUNTY BOARD ACTIONS:

- October 18, 1986                      Approved a use permit (U-2529-86-1) to operate a transitional parking area, subject to conditions, and with a review in one year (October 1987).
- October 17, 1987                      Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in one year (October 1988).
- October 1, 1988                       Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in two years (October 1990).
- October 6, 1990                       Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in five years (October 1995).
- October 14, 1995                      Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in two years (October 1997).
- October 4, 1997                       Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in two years (October 1999).
- October 2, 1999                       Continued use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, and with a review in five years (October 2004).
- April 8, 2000                         Deferred a use permit amendment request (U-2529-86-1) for a transitional parking area to the May 2000 County Board hearing.
- May 23, 2000                         Approved a use permit amendment request to expand the rear parking area by 1,000 additional square feet, subject to amended Condition #2, new Condition #6, all previous conditions, and with a review in one (1) year (May 2001).
- May 19, 2001                         Renewed use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, for two (2) years, and with a County Board Review in one year (May 2002).
- May 18, 2002                         Renewed use permit (U-2529-86-1) to operate a transitional parking area, subject to all previous conditions, for three

(3) years, and with a County Board Review in three (3) years (May 2005).

May 17, 2005

Renew, subject to all previous conditions, with an administrative review in six (6) months (November 2005), and a County Board review in one (1) year (May 2006).

Approved Conditions:

1. The ground surface of the parking area shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material subject to the approval of the Zoning Administrator. Such paving shall be maintained for safe and convenient use at all times.
2. A landscaping plan shall be submitted to the County Manager or his designee prior to issuance of a building permit denoting a mixture of deciduous and evergreen trees to replace all trees removed from the minimum 25 foot buffered area along North Kenmore Street. The surface for parking shall be limited to 4,650 square feet and occupancy of the parking area at any one time shall not exceed 30 vehicles.
3. No automobile sales shall occur on the site nor shall junk cars or disassembled automobile parts be allowed on the lot.
4. No repairs of automobiles shall occur on the site.
5. Responsibility for upkeep of the lot, trimming of trees, and general maintenance of the lot remain with the proprietor of the property.
6. The applicant agrees to preserve during construction all trees identified in the approved transitional parking lot's landscape screening plan.