

SUBJECT PROPERTY

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

Aasbe Estates

PUP2022-00007

Zoning

Vehicle Salvage
Varina District

500 Feet



PS January 2022

Ref: 837-703-5428



John A. Vithoukas
County Manager

April 19, 2022

GRP 1780 Union Ave., LLC
GRP 1770 Union Ave., LLC
GRP 232 Cockeysville, LLC
Erdessy Portugee LLC
c/o Greenspring Realty Partners
Lutherville, MD 21093
c/o Greenspring Realty Partners
1212 York Road, Ste., C-300
Lutherville, MD 21093

RE: Provisional Use Permit PUP2022-00007

Dear Sirs/Madams:

The Board of Supervisors, at its meeting on April 12, 2022, approved your request for a Provisional Use Permit under Sections 24-4205 and 24-2306 of Chapter 24 of the County Code to allow vehicle salvage on part of Parcels 837-703-5428 and 839-702-5177 located on the south line of Portugee Road approximately 500' east of La France Road, subject to the following conditions.

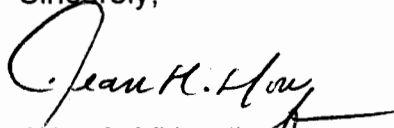
1. **Use Restrictions.** This permit shall be limited to allowing only the temporary commercial collection, storage, and sale of vehicles designated as non-repairable by the Department of Motor Vehicles within the boundary identified on layout Exhibit A (see case file). Vehicles designated as non-repairable shall be moved into the appropriate storage area within 24 hours of delivery to the property or, if already on the property, within 24 hours of such designation. The following shall be prohibited: permanent or long-term storage of vehicles designated as non-repairable by the Department of Motor Vehicles, auto graveyard/junkyard, crushing of vehicles, vertical stacking of vehicles, in-person auctions, general public access, and harvesting of individual parts.
2. **Perimeter Screening.** If an 8'-tall, finished masonry wall is not installed along the perimeter of the storage area for non-repairable vehicles, alternative screening shall be provided around a portion of the outer perimeter of the subject parcels. At a minimum, this alternative screening shall consist of an 8'-tall board-on-board opaque wood fence with a top cap and bottom rail securing each board to minimize warping,

consistent with Exhibit B (see case file). At any time, if portions of the fence are determined to be in a general state of disrepair, the affected sections shall be replaced to ensure a consistent, well-maintained appearance. The fence shall be installed behind a 25'-wide buffer of retained natural vegetation or supplemental landscaping consistent with Transitional Buffer 35 standards, or an acceptable equivalent as determined by the Director of Planning at the time of landscape plan review, along property lines identified as "Buffer" on Exhibit A (see case file).

3. **Lighting.** Lighting shall be limited to only the amount necessary for safety and security.
4. **Internal Signage.** Signage shall be installed and easily visible to fully identify the entire internal boundary of the area used for storing vehicles designated by the Department of Motor Vehicles as non-repairable.
5. **Water Connection.** To provide fire protection and potable water for the site, the development shall connect to the adjacent County water lines in Portugee Road and/or La France Road.
6. **Safe Conduct of Operations.** All uses shall be conducted so as not to create any danger to the health, safety and welfare or any material adverse impact on the Property or surrounding areas by creating any excessive noise, vibration, smoke, dust, lint, odor, heat or glare beyond the boundaries of the Property. The site shall not be operated in a manner which contributes to the breeding of rats, flies, mosquitoes or other disease-carrying animals and insects.
7. **Spill Prevention Control and Counter Measure Plan (SPCC Plan).** There shall be no storage of any material containing, or contaminated with, dangerous explosives, chemicals, gases, or radioactive substances. While any portion of the property is used for the storage of motor vehicles and/or equipment, there shall be a written SPCC Plan in place and followed by the operators. Said plan shall contain the following elements:
 - A. Advance written notice to, and contractual provision with, the sellers of all motor vehicles and equipment that the seller certifies that any motor vehicle and equipment brought to the property for auction (i) shall not be discharging or leaking any hazardous substances, as said substances may be defined by the Environmental Protection Agency, including but not limited to, gasoline, diesel fuel, oil, and machinery lubricants or any similar products; and (ii) that seller assumes liability for all prevention and/or cleanup cost for violation of such certification.

- B. Inspection of motor vehicles and equipment by trained personnel for any evidence or discharge or leakage of hazardous substances prior to the motor vehicles and/or equipment coming on to the property.
- C. While motor vehicles and equipment are on site, periodic monitoring by trained personnel to detect any discharge or leakage of hazardous substances.
- D. Various sorbents, supplies, equipment and containers stored and readily available on site to collect and contain any contaminating fluids and contaminated soils.
- E. Licensed Contractor specializing in environmental work on call for response including analysis, removal action, and proper disposal of any contaminants and/or contaminated soils.
- F. SPCC Plan(s) and records maintained on site and available for inspection by Henrico County officials.

Sincerely,



John A. Vithoukas
County Manager

pc: Jeffrey P. Geiger c/o Hirschler
Director, Real Estate Assessment

Buffer (300')

Buffer

Buffer

Buffer (300')

Buffer

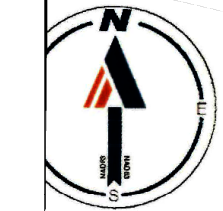


Exhibit A
PUP2022-00007

Non-repairable area

PUP AREA
61.07 AC
2,660,342 SF

PUP boundary

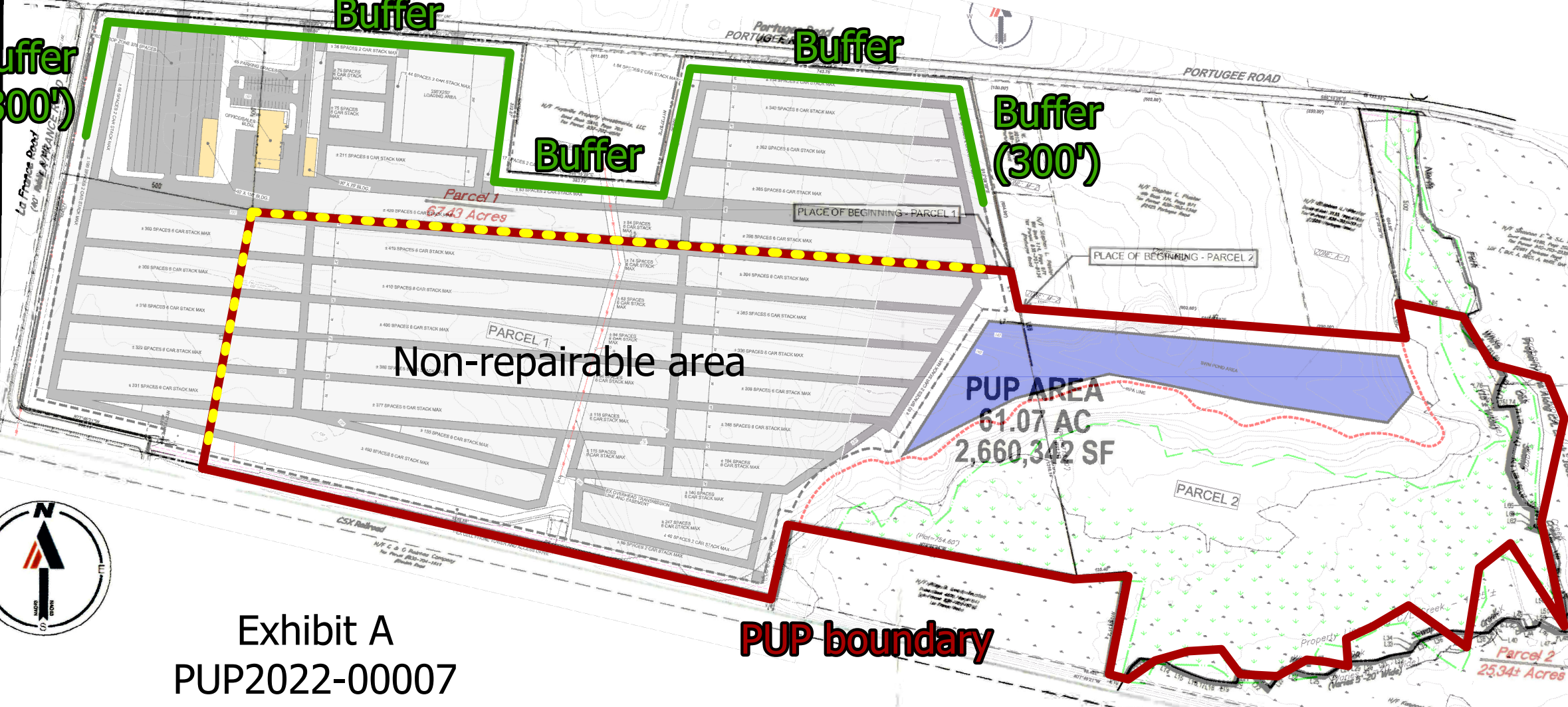




Exhibit B
PUP2022-00007