

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2024-00067

Approved by Planning and Zoning: November 14, 2024

Permission is hereby granted to: 1015 W Glebe Road, LLC

to use the premises located at: 1015 W Glebe Road

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

November 14, 2024

Karl Moritz (by T. LaColla)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: November 14, 2024

TO: Tony LaColla, Division Chief
Department of Planning and Zoning

FROM: Mavis Stanfield, Urban Planner, Land Use Services
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00067
Administrative Review for a Minor Amendment
Site Use: Automobile Service Station
Applicant: 1015 W Glebe Road, LLC
Location: 1015 West Glebe Road
Zone: CG/Commercial General

Request

Special Use Permit #2024-00067 is a request for a minor amendment to an automobile service station at 1015 West Glebe Road to add one service repair bay, consisting of 406 square feet with one mechanic's lift. The addition would be located on the eastern end of the existing 1,232 square foot building.

The service station would continue to operate with two gas pumps, two existing repair bays, and an accessory retail area. The applicant does not propose any additional changes to the operation and would operate under the conditions of the previously approved Special Use Permit #2021-00060.

Background

An automobile service station with gas sales and automobile repair has operated at this location since the 1950s. On March 13, 1956, SUP #231 was approved by City Council for an automobile service station. The special use permit was amended on June 4, 1996, when City Council approved SUP #96-0060 to construct a canopy over the two existing gas pumps.

On July 30, 2021, staff administratively approved SUP#2021-00057 for a change in ownership from ParkFairfax Citgo to Hani George Saab.

On October 31, 2024, a zoning inspection determined that the operation of the service station was in compliance with the conditions of SUP#2021-00057. The inspection also confirmed that parking on the property was consistent with the parking plan adopted with SUP#96-0060 establishing 18 parking spaces.

Parking

Section 8-200(A)(12) of the Zoning Ordinance requires one space for each gasoline pump. Section 8-200(A)(18) requires one parking space for every 400 square feet of floor area. The two gasoline pumps, and 1,232 square foot repair business with the 406 square foot addition would require a

total of five parking spaces. The current 18-space on-site parking lot would be reduced by approximately four parking spaces, leaving 14 spaces, which exceeds the parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Arlandria Civic Association was sent an email notification regarding the current application. Staff did not receive any comments regarding the application.

Staff Action

Staff supports the applicant's request for a minor amendment to allow construction of a 406 square foot addition to the automobile service station located at 1015 West Glebe Road. The request for an additional service bay is reasonable and will enhance the viability of a use that has existed at the site since the 1950s. As it is surrounded on all sides by non-residential uses, residential property would not be impacted. Further, staff has heard no objections from the surrounding community or civic association and there was only one complaint in the past five years associated with the existing service station, for a windblown sign in 2022, that was quickly resolved. Therefore, staff does not anticipate adverse impacts with this minor expansion.

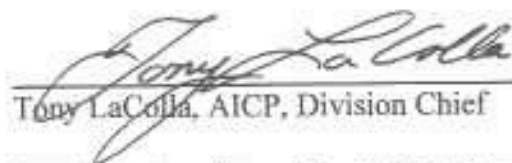
Staff has carried over conditions from the previously approved Special Use Permit, deleting those that are no longer relevant. Standard conditions #27, #28, and #29 were added to mitigate potential impacts caused by odors and the prohibition of loading, unloading or discarding car parts in the right-of-way. Condition #30 has been added to ensure that the property is kept in an orderly and clean condition. Condition #31 was added and is the standard condition for training staff on the limitations of the special use permit.

Staff hereby approves this special use permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: November 14, 2024

Action: Approved



Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2024-00067

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#96-0060)
2. Repair work done on the premises shall be limited to light automotive repair. (P&Z) (SUP#96-0060)
3. No repair work shall be done outside. (P&Z) (SUP#96-0060)
4. **CONDITION AMENDED BY STAFF:** No more than 184 vehicles shall be parked or stored outside at any time, and vehicles shall be parked in a neat, orderly manner consistent with the parking plan as approved with SUP#96-0060. (P&Z) (SUP#2021-00057)
5. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP#96-0060)
6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#96-0060)
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) (SUP#96-0060)
8. The hours of operation shall be limited to 6:00 AM to 10:00 PM, daily. (P&Z) (SUP#96-0060)
9. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia.~~ (P&Z) (SUP#96-0060)
10. All waste products including but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (T&ES) (Health) (SUP#96-0060)
11. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related uses. 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. (SUP#96-0060) (T&ES)
12. No amplified sound shall be audible at the property line. (Health) (SUP#96-0060)

13. **CONDITION DELETED BY STAFF:** ~~No alcoholic beverages shall be sold. (P&CD) (SUP-2276-A)~~
14. **CONDITION DELETED BY STAFF:** ~~Convenience retail items sold shall be limited to cigarettes, sodas, prepackaged snack foods, chips, cookies, gum, magazines and similar such items. (P&CD) (SUP-2276-A)~~
15. Condition deleted. (SUP#2021-00057)
16. Condition deleted. (SUP#2021-00057)
17. Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z) (SUP#2021-00057)
18. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z) (SUP#2021-00057)
19. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (SUP#2021-00057)
20. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z) (SUP#2021-00057)
21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z) (SUP#2021-00057)
22. The applicant shall require its employees who drive to use off-street parking. (P&Z) (SUP#2021-00057)
23. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z) (SUP#2021-00057)
24. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z) (SUP#2021-00057)

25. 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. (P&Z) (SUP#2021-00057)
26. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational ~~for one year~~, and then again every three years for compliance with all conditions and may 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)~~ or 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 to offset land use impacts not addressed in the city code. (P&Z) (SUP#2021-00057)
27. **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)
28. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that any car washes be done at a commercial car wash facility. (T&ES)
29. **CONDITION ADDED BY STAFF:** No loading or unloading shall occur, and no debris or vehicle parts shall be discarded on, the public right-of-way. (T&ES) (P&Z)
30. **CONDITION ADDED BY STAFF:** The area around the building shall be kept free of debris and maintained in an orderly and clean condition. (P&Z)
31. **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, and methods to prevent underage sales of alcohol. (P&Z)

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 Standard conditions that are included in the current SUP#2021-00057 shall carryover.
- R-1 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-2 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that any car washes be done at a commercial car wash facility. (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 No debris or vehicle parts shall be discarded on the public right-of-way. (T&ES)
- C-1 The use must comply with the city's noise ordinance. (T&ES)

Code Enforcement:

- C-1 A building permit is required.

Recreation, Parks, and Cultural Activities:

No comments received.

Police Department:

No comments received.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.

- C-2 Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4. A Food Protection Manager shall be on-duty during all operating hours.
- C-5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.
- C-8. Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information:

VDAC's Food Safety Program
804.786.3520
804.371.7792
foodsafety@vdacs.virginia.gov

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00067. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a minor expansion to an automobile service station at 1015 West Glebe Road.



Applicant - Signature

November 19, 24

Date

Wissam Tannous

Applicant - Printed

November 19, 24

Date