

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**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	#2025-00004
Approved by Planning and Zoning:	February 12, 2025
Permission is hereby granted to:	Mid-Atlantic Lubes, L.L.C. dba Valvoline Instant Oil Change
to use the premises located at:	3405 Mount Vernon Avenue
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.

February 12, 2025

*Karl Moritz*

(by T. LaColla)

Date

Karl Moritz, Director  
Department of Planning and Zoning

DATE: February 12, 2025

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

FROM: Mavis Stanfield, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00004  
Administrative Review for Change of Ownership  
Site Use: Light Automobile Repair  
Applicant: Mid-Atlantic Lubes, LLC  
Location: 3405 Mount Vernon Avenue  
Zone: CSL/Commercial service low

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### **Request**

Special Use Permit #2025-00004 is a request to change ownership of an existing light automobile repair use from Ahmad Moinamin to Mid-Atlantic Lubes, dba Valvoline Instant Oil Change. No changes to the light automobile repair use operations are proposed and the applicant would continue operating a automobile lubrication service facility operating daily. The applicant proposes slightly longer hours of operation each day, with hours of operation from 7:30 a.m. to 7 p.m., Monday through Saturday and from 9 a.m. to 5 p.m. on Sunday, where the previous hours were from 9 a.m. to 6 p.m., Monday through Friday, 8 a.m. to 4 p.m. on Saturday and from 10 a.m. to 4 p.m. on Sunday. However, condition #4, which governs hours of operation, permits this expansion of hours as it restricts the hours to 7 a.m. to 7 p.m. Monday through Saturday and from 7 a.m. to 5 p.m. on Sunday.

### **Background**

On May 11, 1987, City Council granted Special Use Permit #1987 to Timothy L. Robinson for operation of a public garage located at 108 West Glebe Road/3403 Mt. Vernon Avenue (now known as 3405 Mt. Vernon Avenue)

The existing structure, consisting of 3,333 square feet, with a nine-space parking area on a 10,950 square foot lot, was developed subsequent to this approval in 1987.

On September 21, 1996, City Council granted Special Use Permit #96-0064, to change the ownership of the existing automobile repair use to Ahmad Moinamin.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The Del Ray Citizens Association was sent an e-mail with

information about the current application. Staff has not received any comments from residents or adjacent businesses.

**Staff Action**

Staff supports the SUP change of ownership request and finds the continued operation of a light automobile repair use at this location appropriate, as it is located near similar vehicle related uses and has operated with minimal impacts for many years.

Likewise, the expanded hours of operation are not expected to have an adverse impact, as the property is located at an intersection with a significant number of commercial businesses, such as a car wash to the west, a car dealership to the north, a church to the south and other commercial uses to the east along Mount Vernon Avenue.

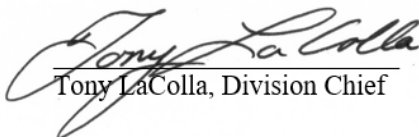
Nearly all the conditions were changed to reflect current SUP condition language and other standard light automobile repair conditions were added.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: February 12, 2025

Action: Approved

  
Tony LaColla, Division Chief

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

## CONDITIONS OF SPECIAL USE PERMIT #2025-00004

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. **CONDITION AMENDED BY STAFF:** ~~That t~~ 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) ~~(P&CD)~~ ~~(SUP #1987)~~
2. **CONDITION AMENDED BY STAFF:** ~~That n~~ No more than nine (9) vehicles shall be parked or stored outside at any time. (P&Z) ~~(P&CD)~~ ~~(SUP #1987)~~
3. **CONDITION AMENDED BY STAFF:** ~~That n~~ No repair work shall be done outside. (P&Z) ~~(P&CD)~~ ~~(SUP #1987)~~
4. **CONDITION AMENDED BY STAFF:** ~~That the~~ hours of operation shall be restricted to between 7 a.m. and 7 p.m., Monday through Saturday and from 7 a.m. to 5 p.m. on Sunday, ~~as requested by the applicant.~~ (P&Z) ~~(P&CD)~~ ~~(SUP #1987)~~
5. **CONDITION AMENDED BY STAFF:** ~~That n~~ No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) ~~(P&CD)~~ ~~(SUP #1987)~~
6. **CONDITION AMENDED BY STAFF:** ~~That n~~ 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) ~~(P&CD)~~ ~~(SUP #1987)~~
7. **CONDITION AMENDED BY STAFF:** ~~That n~~ No vehicles ~~awaiting service~~ shall be displayed, parked, or stored on a public right-of-way. (P&Z) ~~(P&CD)~~ ~~(PC)~~ ~~(SUP #1987)~~
8. Condition deleted. (P&Z) ~~(SUP #96-0064)~~
9. **CONDITION AMENDED BY STAFF:** ~~That the~~ Glebe Road driveway shall only ~~an~~ be an exit. (P&Z) ~~(T&ES)~~ ~~(SUP #1987)~~
10. **CONDITION AMENDED BY STAFF:** ~~That t~~ The applicant shall offer free waste oil disposal service to the public during hours of operation. (P&Z) ~~(P&CD)~~ ~~(SUP #1987)~~
11. **CONDITION SATISFIED BY THE APPLICANT AND DELETED BY STAFF:** ~~That the applicant provide "emergency vehicle easements" to the satisfaction of the Fire Marshal.~~ ~~(PC)~~ ~~(SUP #1987)~~

12. **CONDITION AMENDED BY STAFF:** The applicant shall maintain landscaping in good condition ~~according to the new landscaping plan.~~ (P&Z) (SUP #96-0064)
13. **CONDITION AMENDED BY STAFF:** Freestanding signs on the property shall comply with applicable Zoning Ordinance provisions ~~be limited in size, number and location to the two existing signs previously approved by City Council.~~ (P&Z) (SUP #96-0064)
14. **CONDITION AMENDED BY STAFF:** Repair work done on the premises shall be limited to light automobile repair, ~~including tune-up, lubrication, alignment, fuel system, brakes, mufflers and replacement of small items.~~ (P&Z) (SUP #96-0064)
15. 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 #96-0064)
16. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES) (SUP #96-0064)
17. No amplified sound shall be audible at the property line. (Health) (SUP #96-0064)
18. **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 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 #96-0064)
19. **CONDITION ADDED BY STAFF:** No vehicles shall be loaded or unloaded on the public right-of-way. (P&Z)
20. **CONDITION ADDED BY STAFF:** No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z)
21. **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)

22. **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. (P&Z)
23. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (P&Z)

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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.

## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00004. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile light repair use at 3405 Mount Vernon Avenue.

  
Applicant - Signature

2/17/2025  
Date

Michael S. McLaughlin, Executive Vice President.  
Applicant - Printed

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Date