

DATE: July 21, 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 #2025-00034
Administrative Review for a Change of Ownership
Site Use: Light automobile repair
Applicant: Ben Nielsen's Alexandria Automotive West, LLC
Location: 4405 Duke Street
Zone: CG/Commercial General

Request

Special Use Permit #2025-00034 is a request for an SUP change of ownership for the light automobile repair business at 4405 Duke Street from Tarik Jabrane to Ben Nielsen's Alexandria Automotive West, LLC. No other changes to the operation of the business are proposed. The business will continue to operate between 8 a.m. to 9 p.m., Monday through Friday, and from 8 a.m. to 6 p.m. on Saturday.

Background

An automobile repair use has operated at this location since 1991 and has been the subject of several SUP approvals. The most recent approval was for SUP #2017-00121. The property was the subject of Code maintenance violations in December 2024. However, subsequent inspections revealed that after the previous tenant vacated the space, significant repairs and upgrades were made to improve the building condition. Further, a zoning inspection carried out on July 8 found the applicant in compliance with all SUP conditions.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. Staff has not received any comments regarding the SUP proposal.

Staff Action

Staff finds the SUP change of ownership request to be reasonable. All conditions from SUP #2017-0012 have been carried forward with some amendments and deletions. Condition #4 was revised to reflect that the business may operate in accordance with the light automobile repair Zoning Ordinance definition rather than with the narrow repair list that had appeared in previous SUPs. Staff deleted Conditions #19 and #26, regarding the prohibition of certain signs and provisions for recycling, respectively, because those matters are already covered by other

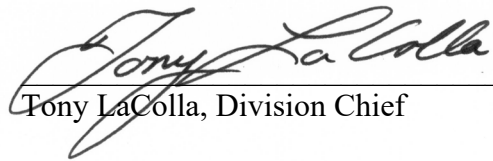
Zoning Ordinance and Code requirements. Condition #31 was deleted, and Condition #32 was amended to reflect current SUP practices.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 21, 2025

Action: Approved


Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2025-00034:

The new owner 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. The new owner shall also abide by all other applicable codes and ordinances.

1. The special use permit shall be granted to the applicant or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2009-0012)
2. All vehicles on the site shall be parked in a neat and orderly fashion at all times. (P&Z) (SUP #2009-0012)
3. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (SUP #2017-00121)
4. **CONDITION AMENDED BY STAFF:** Repair work is limited to light automobile repair. ~~done on the premises shall be restricted to muffler, brake, exhaust system, front end alignment and shock absorber repair or installation.~~ (PC) (SUP #2009-0012) (P&Z)
5. The hours of operation shall be restricted to between 8:00 A.M. and 9:00 P.M. Monday through Friday, and between 8:00 A.M and 6:00 P.M. on Saturday. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP #2009-0012)
6. No junked, abandoned or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (T&ES) (SUP #2009-0012)
7. A dumpster shall be located inside the building, and no vehicle parts, tires, trash or other materials shall be stored or allowed to accumulate outside the building. (P&Z) (PC) (SUP #2009-0012)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP #2009-0012)
9. Condition deleted by Planning Commission. (SUP#1647-G)
10. **CONDITION DELETED BY STAFF AND ADDRESSED BY CONDITION #30:** ~~Landscaping as installed shall be maintained to the satisfaction of the City Arborist.~~ (PC) (SUP #2009-0012)
11. Condition deleted by City Council. (SUP#1647-G)
12. Condition satisfied. (SUP #2009-0012)
13. Condition satisfied. (SUP #2009-0012)

14. Condition deleted by Planning Commission. (SUP# 1647-G)
15. Condition satisfied. (SUP #2009-0012)
16. Condition deleted by Planning Commission. (SUP#1647-G)
17. Condition satisfied. (SUP #2009-0012)
18. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP #2009-0012)
19. **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 #2009-0012)~~
20. 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. (P&Z) (SUP #2009-0012)
21. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2009-0012)
22. 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 Division of Environmental Quality at 703-519-3400 ext.166. (T&ES) (SUP #2009-0012)
23. 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) (SUP #2009-0012)
24. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
25. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP #2009-0012)
26. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the~~

~~Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP #2009-0012)~~

27. 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) (T&ES) (SUP #2009-0012)
28. Condition satisfied. (SUP #2017-00121)
29. **CONDITION AMENDED BY STAFF:** The applicant shall ~~require~~ encourage its employees ~~who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media.~~ The applicant shall also post DASH and Metrobus schedules on-site for employees. 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) ~~(T&ES) (SUP #2009-0012)~~
30. Existing landscaping shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead, damaged, or missing plants as needed and as required on landscape plans. (RP&CA) (SUP #2009-0012)
31. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #2009-0012)~~
32. **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 which are needed to offset land use impacts not addressed in the city code.~~ (SUP #2017-00121) (P&Z)
33. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials for test-driving during hours of operation regardless of the uses located along those streets. (P&Z) (2017-00121)

SUP #2025-00034
4405 Duke Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00034. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the light automobile repair use at 4405 Duke Street.



Applicant - Signature

23 July 25

Date

David Chanowitz, Attorney
Applicant - Printed + Authorized Agent
For Ben Nielsen's
Alexandria Automotive
West, LLC