Special Use Permit 2026-00054
2838 Duke Street
Automobile Service Station and Automobile Repair

Administrative Special Use Permit (SUP): Change of Ownership

SUP Holder:	Good Faith Automotive LLC/ Christopher Michael Hernandez
Approval:	Staff **approve** a transfer of an existing automobile service station SUP to a new owner, subject to the attached conditions.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures and light automobile repair standards of the Zoning Ordinance including Sec. 4-403(C), Sec. 8-200(A)(18) Sec. 11-511, Sec. 11-513(C), and Sec 11-513(J).
Prior Approvals:	▪ SUP#2024-00040 – Change of Ownership ▪ SUP#2004-00034 – Change of Ownership ▪ SUP#737 – Origin approval for an Automobile Service Station
Zone:	CG/Commercial General
Staff Findings:	▪ No change to the existing use. ▪ The use continues to provide residents and tourists with automotive services along the Duke Street corridor. ▪ A site visit was completed on November 16, 2026, and found the business in compliance with the special use permit conditions. Parking requirement: Continues to be satisfied with sixteen parking spaces, including eight gas pumps.
Key Conditions:	Most existing conditions remain in effect. Updates reflect current standard language, and conditions have been renumbered for clarity. Key conditions include: ▪ Repair work must be done indoors. ▪ Vehicles will be parked in striped lines, with no storing, parking or displaying of vehicles in the public right-of-way. ▪ Multiple conditions outline required landscape maintenance. ▪ Trash and litter removal is required daily. ▪ SUP is subject to periodic review for compliance.
Community Outreach:	Application was posted to City's website. Notice provided via eNews. The site is not within the boundaries of an active Civic Association.
Staff Reviewer:	Lanning Blaser, lanning.blaser@alexandriava.gov, (703) 746-3846, Land Use + Preservation Division, Department of Planning & Zoning

Conditions of Special Use Permit 2026-00054

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. All vehicles on the lot shall be stored in a neat and orderly manner. No abandoned, stripped, or junked vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP2024-00040)

2. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP95-0118)

3. Repair work done on the premises shall be limited to light auto repair. (P&Z) (SUP2024-00040)

4. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure. (P&Z) (SUP2024-00040)

5. A minimum of a 22 foot wide drive aisle shall be provided around the building, for access to the service bays. (P&Z) (SUP95-0118)

6. Vehicles shall be parked in a neat and orderly manner, generally in the designated striped parking spaces. (P&Z) (SUP95-0118)

7. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP95-0118)

8. 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) (SUP95-0118)

9. The hours of operation shall be limited to between 6:00 A.M. and 10 P.M., daily. (P&Z) (SUP95-0118)

10. 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) (SUP2001-0114)

11. The applicant shall maintain the two street trees and shrubbery along the property line fronting Duke Street to the satisfaction of the Director of Planning and Zoning. (P&Z)(SUP2004-0034)

12. The applicant shall maintain plants in good condition. (P&Z) (SUP95-0118)

13. All loudspeakers shall be prohibited from the exterior of the building. No amplified sound shall be heard at the property line. (P&Z) (T&ES) (SUP2003-0024)

14. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all

conditions and may docket the matter for consideration by the Planning Commission and City Council if there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct or immediate adverse zoning impact on the surrounding community; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z) (SUP2024-00040)

15. The applicant shall maintain the planting bed on the western side of the property in a neat and orderly condition in perpetuity. (PC)(P&Z) (SUP2004-0034)

16. 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. (P&Z) (SUP2001-0114)

17. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP2001-0114)

18. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. Contact the T&ES Stormwater Management Division at 703-746-6499 to obtain a copy of the manual or online at Environmental Quality Forms and Publications website. (T&ES)

19. No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP2001-0114)

20. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES) (SUP2001-0114)

21. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z) (SUP2003-0024)

22. 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) (SUP2024-00040)

23. Car wash discharges resulting from a commercial operation shall not be indiscriminately discharged into a storm sewer system. For any on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
    A) Car washes be done at an offsite commercial car wash facility.
    B) Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
    C) Applicant may choose to seek coverage under a general VPDES (Virginia Department of Environmental Quality) to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions

specified therein.

D) Commercial car wash installations shall be equipped with water recycling system approved by the building official. (SUP2004-0034)

24. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional materials, posting on the business website, and other similar methods. (P&Z) (SUP2024-00040)

25. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (SUP2024-00040)

26. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z) (SUP2024-00040)

27. Litter on site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often in necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z) (SUP2024-00040)

Staff hereby **approve** Special Use Permit 2026-00054 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.

Tony LaColla — November 18, 2026

Tony LaColla, AICP — Date
Land Use + Preservation Division Chief

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00054 and agrees to obtain all applicable licenses and permits required for the use at 2838 Duke Street.

11/19/2026

Special Use Permit Holder — Date
Good Faith Automotive LLC/ Christopher Michael Hernandez