

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 #2024-00002
Approved by Planning and Zoning: January 25, 2024
Permission is hereby granted to: Adam Aldie LLC
to use the premises located at: 700 South Patrick Street
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.

January 25, 2024

Karl Moritz (by A. Horowitz)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: January 25, 2024

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

FROM: Mavis Stanfield, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00002
Administrative Review for Minor Amendment
Site Use: Automobile service station
Applicant: Adam Aldie LLC
Location: 700 South Patrick Street
Zone: CL/Commercial low

Request

Special Use Permit #2024-00002 is a minor amendment request to delete Condition #18, associated with the approval of SUP#2022-00102, that requires removal of a metal pole located on the property. With the intention to improve the site, City Council approved the condition with the understanding that the pole had no purpose.

On December 27, 2023, a zoning inspection was conducted as required prior to issuance of a certificate of occupancy. The inspector noticed that the metal pole had not been removed, as required in the Condition #18. The applicant informed staff that the gas company advised them that the pole is not an unused part of the property but is a vent stack that allows vapors to escape from the tanks if the pressure becomes too great. It is necessary to keep the vent stack for the fuel system to work properly and it needs to be elevated about 12 feet, so the vapors will sweep away and dissipate should they flow out. The gas company further noted that the vent cannot be relocated or taken down from its original location due to the position of the gas tanks underground. The two outside poles are to give strength and support to the vent. (Figure 1). A later inspection by the Fire Marshal confirmed that the vent pole must remain on the property.

The applicant does not propose any other changes to the special use permit or the operation of the automobile service station.

Background

City Council approved Special Use Permit 051 November 25, 1952, for a gasoline service station. Over the years, numerous permits were issued for pump inspections and replacements and interior work, such as replacement of a hydraulic lift. The service station had largely remained the same since it was first constructed; however, permit history indicates that the canopy located over the four pumps in the front of the building was replaced and received final approved in March of 1988.

When the Zoning Ordinance was rewritten in 1992, the zone where the subject properties are located changed from C-2 to CL/Commercial low. The CL zone did not allow the automobile service station use, rendering the use noncomplying.

In 2016, a zoning review for a business license to be issued to Beltway Liberty, the entity operating the service station, was approved by the Department of Planning and Zoning with the condition that any changes to the use would require a public hearing.

City Council approved SUP#2022-0102, on February 25, 2023, to allow the existing noncomplying automobile service station use to expand.



Figure 1

Parking

The removal of the pole will not affect parking on the property which was determined to be sufficient during the review of SUP#2022-00102.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Old Town/Hunting Creek Civic Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

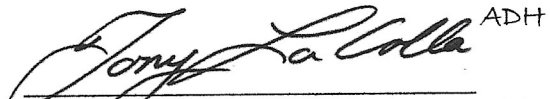
Staff Action

Staff supports the applicant's request to remove Condition #18. Although the metal pole detracts from the appearance of the property, the applicant has provided clear evidence, supported by the Fire Marshal, that the metal pole is an integral part of the safe operation of the automobile service station use. Given that there has been no objections from the community, staff is satisfied that the deletion of this condition meets the objectives of Section 11-511(A)(2) which speaks to impacts on adjacent properties or the neighborhood.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 25, 2024

Action: Approved

 ADH

Tony LaColla, Land Use Services Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2024-00002

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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2022-0102)
2. The redevelopment of the property shall be substantially consistent with the improvements depicted on the plat submitted on January 26, 2023, however the car vacuum shall remain at its current location. (PC) (SUP#2022-0102)
3. 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#2022-0102)
4. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2022-0102)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2022-0102)
6. No vehicles associated with the previous repair use shall remain on the property and all such vehicles shall be removed prior to certificate of occupancy approval. (P&Z) (SUP#2022-0102)
7. 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. (T&ES) (SUP#2022-0102)
8. Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (SUP#2022-0102)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2022-0102)
10. Condition deleted. (PC)
11. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP#2022-0102)
12. 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. (T&ES)
(SUP#2022-0102)

13. 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. (T&ES)
(SUP#2022-0102)
14. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
(SUP#2022-0102)
15. 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. (T&ES) (SUP#2022-0102)
16. 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. (P&Z) (SUP#2022-0102)
17. The statements in archaeology conditions below shall appear in the General Notes of all building permits that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements: (SUP#2022-0102)
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts—particularly pieces of worked quartz, quartzite, or Indian pottery—are discovered during ground disturbing activities. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Alexandria Archaeology)
18. ~~**CONDITION DELETED BY STAFF:** The applicant shall remove the metal post located at the southwestern corner of the property prior to certificate of occupancy approval. (P&Z)
(SUP#2022-0102)~~
19. Parcels 1 and 2 of the subject property shall be consolidated prior to certificate of occupancy approval. (P&Z) (SUP#2022-0102)

20. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, five years from approval (February 2028) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Notwithstanding the staff review, City Council shall review the Special Use Permit in February 2033 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (SUP#2022-0102)

21. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval and 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) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP#2022-0102~~)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

No comments received.

Code Enforcement:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

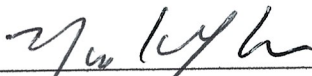
No comments received.

Fire

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00002. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile service station at 700 South Patrick Street.


Applicant - Signature

11/26/24
Date

Hager Cherif-Benkahla
Applicant - Printed

11/26/24
Date