

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 #2023-00069

Approved by Planning and Zoning: September 21, 2023

Permission is hereby granted to: Gabriel Wassif

to use the premises located at: 3131 Colvin 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.

September 21, 2023

Karl Moritz (by A. Horowitz)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: September 22, 2023

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

FROM: Patrick Silva, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2023-00069
Administrative Review for Change of Ownership
Site Use: Automobiles and trailer rental or sales area
Applicant: Gabriel Wassif
Location: 3131 Colvin Street
Zone: I/Industrial and CG/Commercial General

Request

Special Use Permit #2023-00069 is a request to change ownership of an existing 1,000 square foot automobile sales business from Total Package Auto, LLC to Gabriel Wassif. The applicant will begin to operate the business under the name CarPlug of Alexandria. Total Package LLC operated at the property located at 3131 Colvin Street and 3120 Colvin Street, whereas the new owner would just utilize the site located at 3131 Colvin Street. The business's primary business model is that of an online dealer where customers would select and purchase their vehicles online and pick them up from the subject site, resulting in a configuration where no more than four vehicles for sale would be located on-site at any given time. These would be accommodated either in the two spaces located in the surface parking lot or in the showroom area inside the business which can accommodate up to four additional vehicles. The business will serve approximately ten customers per week between the hours of 10 a.m. and 8 p.m., daily, with two employees staffing the business at any given time. No other changes are proposed.

Background

The building that includes the subject tenant space at 3131 Colvin Street was approved via SIT #1993-00010 and was completed and approved for occupancy in March 1995. City Council approved SUP #1995-00186 in December 1995 for a Pizza Hut restaurant that provided only carry-out and delivery service in the commercial tenant space. The Pizza Hut ceased operating in 2014. Most recently, in January 2015, City Council approved Special Use Permit #2014-00112 to allow Total Package Auto, LLC to begin operating an automobile sales business using the subject site at 3131 Colvin Street as a sales offices and a show room.

Parking

Section 8-200(A)(19)(a) of the Zoning Ordinance requires that offices uses provide a minimum of 0.25 spaces per 1,000 square feet of floor area. With 1,000 square feet of office space, the applicant must provide one parking spaces. Pursuant to Section 8-100(A)(9) of the Zoning Ordinance, nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces. Nonetheless, the applicant provides two off-street parking spaces located in

the on-site surface parking lot.

Community Outreach

Public notice was provided through the City's eNews, via the City's website, and by posting a placard at the site. The subject site is not located within the bounds of any civic association and, therefore, no civic association was specifically contact regarding the request. Staff has received no public comments regarding the request.

Staff Action

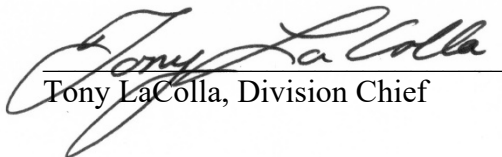
Staff supports the request for a change of ownership for the automobile sales business as one has operated successfully at this location for many years with no negative impacts on the surrounding neighborhood and no registered complaints.

Standard conditions have been carried forward from the previous SUP approval. Given that 3120 Colvin Street will not be used for this business, amendments to Conditions #4 and #5 delete the references to this site and Conditions #6 and #7 have been deleted since the same site will no longer be utilized by the new business owner. Finally, this includes an amendment to Condition #17 to restart the standard one-year Special Use Permit review.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: September 22, 2023
Action: Approved


Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT # 2023-00069

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.

1. This special use permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z) (SUP2014-00112)
2. The hours of operation shall be limited to between 10 a.m. and 8 p.m., Monday through Saturday. (P&Z) (SUP2014-00112)
3. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z) (T&ES) (SUP2014-00112)
4. **CONDITION AMENDED BY STAFF:** The parking lot at 3131~~20~~ Colvin Street shall be limited to ~~two~~ seven parked vehicles associated with CarPlug of Alexandria Total Auto Package, LLC, in accordance with the plan submitted by the applicant. (P&Z) (SUP2014-00112)
5. **CONDITION AMENDED BY STAFF:** The parking lot at 3131~~20~~ Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z) (SUP2014-00112)
6. **CONDITION DELETED BY STAFF:** ~~The existing fence at the 3120 Colvin Street site shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z) (SUP2014-00112)~~
7. **CONDITION DELETED BY STAFF:** ~~No signs shall be allowed at the 3120 Colvin Street site. (P&Z) (SUP2014-00112)~~
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP2014-00112)
9. 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) (SUP2014-00112)
10. 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) (SUP2014-00112)
11. The applicant shall control odors, smoke and any other air pollution from operations at the sites 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) (SUP2014-00112)

12. No car washing or repair work (to include minor car body and paint repairs) is permitted on the subject properties. (T&ES) (SUP2014-00112)
13. All loudspeakers shall be prohibited from the exterior of the building at 3131 Colvin Street, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2014-00112)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2014-00112)
15. The applicant shall require 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. (T&ES) (SUP2014-00112)
16. Litter on the sites 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) (SUP2014-00112)
17. **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 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. (P&Z) (SUP2014-00112)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2023-00069. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile sales use at 3131 Colvin Street.



Applicant - Signature

09-25-23

Date

GABRIEL WASSIF

Applicant - Printed

09-25-23

Date