



*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 #2019-0073

Approved by Planning and Zoning: October 10, 2019

Permission is hereby granted to: North Washington & Madison, Inc.

to use the premises located at: 725 North Washington 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.

10/10/2019  
Date

Karl Moritz (Signature)  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: October 10, 2019

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

FROM: Greg Garland, Senior Planning Technician  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0073  
Administrative Review for Change of Ownership  
Site Use: Automobile Service Station  
Applicant: North Washington & Madison, Inc.  
Location: 725 N Washington Street  
Zone: CD/Commercial Downtown

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### **Request**

Special Use Permit #2019-0073 is an administrative request to change the ownership of an automobile service station from Dennis Kane to North Washington & Madison, Inc. The business will operate as Old Town Liberty. The applicant proposes no other changes to the service station. The number of employees and hours of operation will remain the same and the projected number of patrons served and parking space availability also remains unchanged.

### **Background**

On October 22, 1958, City Council granted Special Use Permit #139 to American Oil Company for the operation of a gasoline service station at 725 North Washington Street. On September 24, 1988, City Council granted Special Use Permit #2141 to Amoco Oil Company for expansion and alteration of the gas station. Staff administratively approved SUP#2004-0019 for a change of ownership at 725 N Washington Street on July 1, 2004. The property is in the Old and Historic Alexandria District.

### **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 North Community Partnership, North Old Town Independent Citizens Association, and West Old Town Citizens Association have been notified. Staff has not received any comments from residents or adjacent businesses during the noticing period.

**Staff Action**

Staff supports the Special-Use Permit change of ownership request for the continuation of an automobile service station at 725 N Washington Street. The location of the station on a busy arterial provides a valuable service to residents, area employees, and individuals passing through the City.

Several conditions have been carried forward from SUP#2004-0019 and current standard Conditions 16 and 17 have been added. Condition 3 was amended to reflect that the past business operator complied with the submission of a landscape plan and Conditions 4 and 13 have been deleted as they have been previously satisfied.

Staff hereby approves the Special Use Permit request.

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

Date: October 10, 2019

Action: Approved

  
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Tony LaColla, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2019-0073**

The applicant is responsible for ensuring that the following conditions are always adhered to. 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 issued to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2141)
2. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line and no amplified sound shall be heard at the property line. (P&Z) (SUP #2004-0019)
3. **CONDITION AMENDED BY STAFF:** That the applicant shall maintain landscaping plan to the satisfaction of the Departments of Planning and Zoning and Transportation and Environmental Services. ~~The landscaping shall be installed by July 14, 2004, and thereafter maintained in good condition.~~ (P&Z) (SUP #2004-0019)
4. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~All test results from the observation wells shall be submitted to the Department of Transportation and Environmental Services.~~ (T&ES) (SUP#2141)
5. No vehicles shall be displayed, parked, or stored on a public right-of-way. (T&ES) (SUP #2004-0019)
6. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (T&ES) (SUP #2004-0019)
7. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (T&ES) (SUP #2004-0019)
8. 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 #2004-0019)
9. All vehicles on the lot shall be stored in a neat and orderly manner. (T&ES) (SUP #2004-0019)
10. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (T&ES) (SUP #2004-0019)
11. 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) (SUP #2004-0019)

12. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES) (SUP #2004-0019)
13. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #2004-0019)~~
14. 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 #2004-0019)
15. Alcoholic beverages shall not be sold. (P&Z) (SUP #2004-0019)
16. **CONDITION ADDED BY STAFF:** 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z)
17. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0073. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile service station at 725 North Washington Street.



Applicant - Signature

10-17-19

Date

Harold Abutea

Applicant - Printed

10-17-19

Date