

DATE: February 2, 2015

TO: Alex Dambach, Division Chief  
Department of Planning and Zoning

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2014-0126  
Administrative Review for New Use  
Site Use: Massage Establishment  
Applicant: Michael Nicotra  
Address: 2016 Mount Vernon Avenue  
(Parcel Address: 2010 Mount Vernon Avenue)  
Zone: CL/Commercial Low

---

### **Request**

Special Use Permit #2104-0126 is a request for a 321 square-foot new massage establishment on the second floor (in Rooms 205 and 206) of a two-story commercial building at 2016 Mount Vernon Avenue. Only two message therapists would offer massage services at any one time. Hours of operation would be 10 a.m. to 9 p.m. seven days each week. The applicant plans to operate the business under the trade name of “The Vital Body.”

### **Background**

Until recently, the applicant has operated a message establishment as part of a co-operative “wellness center” known as “Vital Body and Mind” at 2201 Mount Vernon Avenue. Staff administratively approved SUP#2012-0005 for the operation of that business in February 2012. That business is expected to continue operation at 2201 Mount Vernon Avenue but under different management.

At the subject site, the entire building operated as a commercial office space for Mind & Media, a strategic communications business, until approximately 2013. A restaurant known as Seva Café received Administrative SUP approval to operate in the first floor of the building in 2013. Most recently, the restaurant changed ownership, changed its trade name to “Bon Vivant” and obtained full-hearing SUP approval in November 2014 to add on-premises alcohol and other operational elements (SUP#2014-0086).

### **Parking**

According to Section 8-200(A)(17) of the Zoning Ordinance, a personal service use such as a massage establishment, requires one off-street parking space for each 400 square feet of floor area. With 321 square feet of space dedicated to massage therapy, the applicant must provide one off-street parking space. Sixteen parking spaces are available in the rear parking lot for the use of all tenants of the building. Eight of these spaces are allocated to Bon Vivant and the remaining eight spaces are available to the second-level tenant spaces. The applicant therefore satisfies its parking requirement.

**Community Outreach**

Public Notice has been provided through eNews and the City's website. Additionally, notification of the proposed new business has been sent to the Del Ray Citizens Association and the Del Ray Business Association. Staff has not received comments from residents or adjacent businesses regarding the application.

**Staff Action**

Staff supports the SUP request, which essentially amounts to a partial relocation of the applicant's existing operation from about two blocks away. Given that the proposal is very small, with only two massage therapists operating at any one time, staff does not anticipate negative neighborhood impacts. Nonetheless, conditions have been included to address litter, public transportation options, off-street parking, and exterior noise.

Staff hereby approves the Special Use Permit request.

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

Date: February 2, 2015  
Action: Approved

---

Alex Dambach, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2014-0126**

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. 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)
2. No more than two massage therapists shall operate at this establishment at any one time. (P&Z)
3. The applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to expanding its place of business. (P&Z)
4. The hours of operation for the business shall be limited to 10 a.m. to 9 p.m. seven days/week. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. 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)
7. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
8. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. Litter on the 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 once during the day, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
10. 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 material, posting on the business website, and other similar methods. (P&Z) (T&ES)
11. The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and

METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)

12. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
13. The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (T&ES)
14. The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)
15. 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)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-2 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

R-3 Litter on the 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 once during the day, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)

**R-4 From Zoning Ordinance; 11-513 (C)**  
(C) *General standards for all administrative uses:*

(2) 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 material, posting on the business website, and other similar methods.

(3) The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)

(5) The applicant shall require its employees who drive to work to use off-street parking. (T&ES)

(6) The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking.

(10) The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (TES) (SUP2010-0031)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval.

Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form.

Code Administration

F-1 The following comments are for SUP2014-0126. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at [Charles.cooper@alexandriava.gov](mailto:Charles.cooper@alexandriava.gov) or 703-746-4197.

C-1 Building, trade permits and inspections are required for this proposed alteration for massage establishments. Five sets of construction documents that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). Please contact code administration to determine permit requirements.

Fire Department

F-1 No comments or concerns.

Health Department

No comments

Parks & Recreation

F-1 No comments received

Police Department

F-1 No comments received

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2014-0126. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 2016 Mount Vernon Avenue.

.

\_\_\_\_\_  
Applicant – Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant – Printed

\_\_\_\_\_  
Date