

City of Alexandria, Virginia
Department of Planning & Zoning

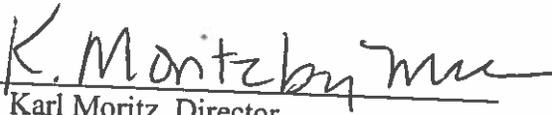
SPECIAL USE PERMIT CERTIFICATE

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 #2017-0131
Approved by Planning and Zoning: February 5, 2018
Permission is hereby granted to: Juan Hong Chen
to use the premises located at: 301 S 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.

2/5/18
Date


Karl Moritz, Director
Department of Planning and Zoning

DATE: February 5, 2018

TO: Karl Moritz, Director of Planning and Zoning
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0131
Administrative Review for New Use
Site Use: Massage Establishment
Applicant: Juan Hong Chen
Location: 301 S Washington Street
Zone: CD / Commercial Downtown

Request

Special Use Permit #2017-0131 is a request to operate a massage establishment at 301 South Washington Street. The hours of operation are proposed to be 10:30 a.m., to 9:30 p.m., daily. The applicant intends to serve 10 clients a day, and operate with two employees. The applicant will operate out of an existing interior layout, and use five rooms for deep tissue, reflexology and sports massage by appointment. The applicant intends to operate under the name, A Great Massage, LLC.

Parking

According to Section 8-200(A)(17) of the Zoning Ordinance, a personal service is required to provide one parking space for every 400 square feet of floor area. The applicant will operate in approximately 1,716 square feet of floor area, thus requiring five off-street parking spaces. The applicant meets this requirement by providing five parking spaces in the on-site lot.

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 Civic Association was notified of the application. Staff has not received any comments or concerns regarding the SUP request for a massage establishment that would require staff to docket the matter.

Staff Action

Staff finds the request reasonable for this site. There is low potential for the development of neighborhood impacts as the use is small in scale. The applicant anticipates serving 10 clients a day over an 11-hour period, and employing approximately two people. The applicant would not use any hazardous materials for the massage use. Nonetheless, staff has included standard conditions relating to the management of noise (Condition #10), odor (Condition #7), and trash (Conditions #5) to mitigate the development of potential effects and ensure compatibility with

CONDITIONS OF SPECIAL USE PERMIT #2017-0131

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 opening this business. (P&Z)
4. The hours of operation for the business shall be limited to between 10 a.m. and 10 p.m., daily. (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. The applicant shall control odors, smoke and any other air pollutants 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 & Environmental Services. (T&ES)
8. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
11. 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 once a day and at the close of business, and more

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 For a 1,716 sf personal service use, 5 parking spaces are required under the current parking requirements. (T&ES)
- R-1 The applicant shall control odors, smoke and any other air pollutants 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 & Environmental Services. (T&ES)
- R-2 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 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 once 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)
- R-6 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)
- R-7 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)

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments or concerns.

SUP #2017-0131
301 South Washington Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0131. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 301 South Washington Street.

Juan Hong Chen
Applicant - Signature

02/08/2018
Date

Juan Hong Chen
Applicant - Printed

02/08/2018
Date