



*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 #2018-0023

Approved by Planning and Zoning: April 13, 2018

Permission is hereby granted to: Higher Self Living, LLC

to use the premises located at: 309 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.

April 13, 2018  
Date

*K. Moritz by [signature]*  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: April 13, 2018

TO: Mary Christesen, Acting Division Chief Land Use  
Services  
Department of Planning and Zoning

FROM: Femi Adelokun, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0023  
Administrative Review for a New Use  
Site Use: Massage Establishment  
Applicant: Higher Self Living, LLC  
Location: 309 S. Washington Street  
Zone: CD

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### **Request**

Special Use Permit #2018-0023 is a request for a new massage establishment in approximately 1280 square feet of space at 309 S. Washington St. The business proposes to offer massage, spa and wellness center services to an estimated five patrons per hour. The proposed massage suite would occupy both floors of the two-story building at 309 S. Washington Street and would operate between the hours of 7 a.m. to 10 p.m., seven days a week, with a maximum of seven massage therapists on site at any one time.

### **Parking**

The subject property is located within the Enhanced Transit Area. For a massage establishment (Specific Commercial) that is 1,281 square feet within the Enhanced Transit Area, the minimum parking requirement is one space. Section 8-100(A)(9) allows the business to be exempt since the requirement is two spaces or less. The applicant does not propose to provide access to off-street parking, therefore the exemption of two spaces would apply.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, Old Town Civic Association was sent a written notification of the current application. Staff has not received any comments from residents or adjacent businesses.

### **Staff Action**

Staff supports the applicant's request for a new massage establishment use. The business would be consistent with the nature of other businesses in Old Town and would not negatively impact nearby residential neighborhoods. This is because the proposed use is a relatively small operation where noise and odors are not associated with the business.

Although impacts on adjacent businesses and nearby residences are not expected, staff has included standard conditions regarding matters such as hours of operation in Condition #3.

In Condition #5, the applicant is required to pick up litter on the site once each day. Condition #12 has been included which requires that the business encourages its employees to use public transportation for traveling to and from work, while Condition #14 requires that the business provides its patrons with information regarding alternative forms of transportation.

Staff hereby approves the Special Use Permit request.

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

Date: April 13, 2018

Action: Approved

  
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Mary Christesen, Acting Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2018-0023**

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. Applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
3. The hours of operation for the business shall be limited to between 7:00 a.m. and 10:00 p.m., seven days a week. (P&Z)
4. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (P&Z)
6. 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)
7. 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. (P&Z)
8. The applicant shall control odors, smoke and any other air pollution 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. (P&Z)
9. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (P&Z)
10. 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)
11. The applicant shall require its employees who drive to use off-street parking. (T&ES)

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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
13. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
14. 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](mailto:goalex@alexandriava.gov) for more information about available resources. (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

- F-1 For a massage establishment (Specific Commercial) that is 1,281 sf within the Enhanced Transit Area, the minimum parking requirement is 1 space and the maximum parking requirement is 4 spaces.
- F-2 Section 8-100(A)(9) allows the business to be exempt from the parking requirement since the requirement is 2 spaces or less.
- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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. (T&ES)
- R-3 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-4 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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)

Code Department

No comments received

Fire Department

No comments or concerns.

Health Department

No comments or concerns.

Police Department

No comments received.

Recreation, Parks, and Cultural Activities

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0023. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 309 South Washington Street.



Applicant - Signature

8 May 18

Date

Janette L Eaglin

Applicant - Printed

8 May 18

Date