

*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 #2018-0027  
Approved by Planning and Zoning: April 20, 2018  
Permission is hereby granted to: Natural Healing Massage Services  
to use the premises located at: 205 South Whiting 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.

4/16/2018

Date

*K. Moritz by me*

Karl Moritz, Director

Department of Planning and Zoning



## SPECIAL PERMIT APPLICATION

1. The applicant hereby certifies that the information provided in this application is true and correct to the best of their knowledge and belief, and that the applicant is not aware of any facts or circumstances which would render the information provided in this application false or misleading.

Applicant Name	_____
Address	_____
City	_____
State	_____
Zip	_____
Phone	_____
E-mail	_____

2. The applicant hereby certifies that the information provided in this application is true and correct to the best of their knowledge and belief, and that the applicant is not aware of any facts or circumstances which would render the information provided in this application false or misleading.

*K. M. Morris*  
City Manager

\_\_\_\_\_  
Date

DATE: April 20, 2018

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

FROM: Femi Adedakun, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0027  
Administrative Review for a New Use  
Site Use: Massage Establishment  
Applicant: Natural Healing Massage Services  
Location: 205 S. Whiting St.  
Zone: OCM-50/Office Commercial Medium Zone

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### **Request**

Special Use Permit #2018-0027 is a request for a new massage establishment in approximately 2,520 square feet of space at 205 S. Whiting St. The business proposes to offer massage therapy services to an estimated three patrons per hour. The proposed massage suite would be located on the ground floor of the subject property at 205 S. Whiting Street and would operate between the hours of 10 a.m. to 8 p.m., Monday through Friday and 10 a.m. to 5 p.m. on Saturday. The massage establishment proposes to have a maximum of three massage therapists on site at any one time.

### **Parking**

The subject property is located within the Enhanced Transit Area. The minimum parking requirements for a 2,520 square foot massage establishment within the Enhanced Transit Area is one space. The existing parking lot on site satisfies this requirement.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. 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 on South Whiting Street which includes massage and wellness centers and other personal service establishments. The proposed use is not expected to negatively impact nearby residential neighborhoods as it 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.

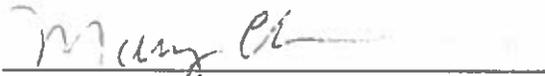
Condition #15 has been included which requires that the applicant encourages its employees to use public transportation for traveling to and from work, while Condition #17. requires that the business provides its patrons with information regarding alternative forms of transportation.

Staff hereby approves the Special Use Permit request.

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

Date: April 20, 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 #2018-0027**

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 10 a.m. and 8 p.m., Monday through Friday and 10 a.m. to 5 p.m. on Saturday. (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 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. (T&ES)

12. 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)
13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
14. 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)
15. 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)
16. The applicant shall encourage patrons to park off-street through the provision of information about available off-street parking on advertising and on the business' website. (T&ES)
17. 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)
18. The applicant shall require its employees who drive to use off-street parking. (T&ES)
19. 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 at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)

20. 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      The parking requirements for a 2,520 sf massage establishment within the Enhanced Transit Area is a minimum of 1 space and a maximum of 8 spaces. The existing parking on site satisfies this requirement. (T&ES)
- R-1      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. (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      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-6      The applicant shall encourage patrons to park off-street through the provision of information about available off-street parking on advertising and on the business' website. (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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-8      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 at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP 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. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Department

- C-1 A building code review is required prior to operating new Business use.

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 #2018-0027. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 205 South Whiting Street.



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Applicant - Signature

4/25/18

Date

Arrian Horton

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Applicant - Printed

4/25/18

Date