



*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 #2019-0114

Approved by Planning and Zoning: February 18, 2020

Permission is hereby granted to: Gasim Ali

to use the premises located at: 834 North Washington

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.

2/18/2020  
Date

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



DATE: February 18, 2020

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

FROM: Max Ewart, Planner I, Land Use Services  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0114  
Administrative Review for a Change of Ownership  
Site Use: Automobile Service Station  
Applicant: Gasim Ali  
Location: 834 North Washington Street  
Zone: CDX/Commercial Downtown Zone (Old Town North)

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### **Request**

Special Use Permit #2019-0114 is a request for a change of ownership to operate an automobile service station at 834 North Washington Street from Washington Street Property, LLC to Gasim Ali. The automobile service station would continue to operate with six gas pumps, two repair bays and a small, accessory retail and cashier area. The applicant does not propose any additional changes to the operation and would operate under the conditions of the previously approved Special Use Permit #2006-0093.

### **Background**

An automobile service station with gas sales and automobile repair has operated at this location since the 1960s. SUP #0707 was approved by City Council on May 23, 1967 for an automobile service station. The SUP was amended on April 23, 1985, when City Council approved SUP #1762 to expand the existing auto service station. On July 7, 1993 staff administratively approved SUP #1762A to change the ownership of the Special Use Permit from Gulf Oil Corp to Exxon Corporation, USA. On December 20, 2006, staff administratively approved Special Use Permit #2006-0093 to change the ownership from Exxon Corporation, USA to Washington Street Property, LLC.

Most recently, City Council approved SUP #2011-0042 on September 17, 2011 to expand a noncomplying use to allow for a gourmet market at the site. This aspect of the operation was never added and the Special Use Permit for the gourmet market has expired.

Zoning inspectors issued a warning to the applicant for violations of Conditions #1, #3, #9 and, #13 in 2016. A follow up inspection revealed that the applicant complied with the conditions of SUP #2006-0093. City Zoning Inspectors completed a site visit once the SUP application was submitted and noted several SUP violations. A follow up inspection on February 7, 2020 confirmed that the applicant was in compliance with the Special Use Permit.

**Parking**

Section 8-200(A)(12) of the Zoning Ordinance requires one space for each gasoline pump. Section 8-200(A)(16)(a) would require 0.25 parking spaces for every 1,000 square feet of commercial area. The six gasoline pumps and 1,460 square feet of commercial area would require a total of seven parking spaces which could be satisfied by the 18-space on-site parking 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 North Community, Northeast Citizens, West Old Town Citizens Association and Braddock Metro Citizens Coalition were sent email notifications regarding the current application. Staff did not receive any comments regarding the application.

**Staff Action**

Staff supports the applicant’s request for a change of ownership of an automobile service station located at 834 North Washington Street. The request to change the ownership of the business is reasonable and will allow for continued operation of a use that has existed at the site since the 1960s.

Staff has carried over conditions from the previously approved Special Use Permit, deleting those that are no longer relevant. Conditions #5 and #6 were related to the redevelopment of the site approved in SUP #1762A. These conditions were satisfied and have been deleted. Condition #14, requiring the applicant to complete a safety survey for the police department, was satisfied by the previous applicant and deleted. Standard conditions were added to mitigate potential impacts caused by parking, litter and waste disposal.

Staff hereby approves this special use permit request.

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

Date: February 18, 2020  
Action: Approved

  
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Tony LaColla, AICP, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2019-0114**

The applicant 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 or to any business or entity in which the applicant has a controlling interest only. (P&CD) (SUP #1762A)
2. No repair work shall be done outside. (P&CD) (SUP #1762-A)
3. No vehicle parts, tires or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&CD) (SUP #1762-A)
4. The applicant shall plant and maintain landscaping in accordance with the plan approved by the City Arborist. (City Council) (SUP #1762-A)
5. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall narrow up the driveway on Montgomery Street from 38 feet to 30 feet; provide landscaping in corner around sign post. (T&ES) (SUP #1762-A)~~
6. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The color, etc., of the building shall be approved by the Board of Architectural Review, U. S. Park Service. (T&ES) (SUP #1762-A)~~
7. The hours of operation shall be limited to the following for all operations except for the sale of gasoline: from 7:00 AM to 10:00 PM, Monday through Saturday and from 9:00 AM to 5:00 PM on Sunday. (P&Z)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP#94-0324)
9. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#94-0324)
10. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP#94-0324)
11. No amplified sound shall be audible at the property line. (P&Z)(SUP#94-0324)
12. Waste products, including but not limited to organic compounds (solvents), motor oils, and anti-freeze shall be disposed of in accordance with all local, state, and federal

ordinances or regulations and shall not be discharged into sanitary or storm sewers. (P&Z) (SUP #2006-0093)

13. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (P&Z) (SUP #2006-0093)
14. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness presentation for all new employees and a security survey for the business. (Police) (SUP #2006-0093)~~
15. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
16. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
17. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
18. **CONDITION ADDED BY STAFF:** 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. (P&Z)
19. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
20. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
21. **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)
22. **CONDITION ADDED BY STAFF:** 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. (P&Z)

23. **CONDITION ADDED BY STAFF:** 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 twice 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. (P&Z)
  
24. **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 #2019-0114. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automobile service station at 834 North Washington Street.

Gasim  
Applicant – Signature

02/19/2020  
Date

GASIM ALI  
Applicant – Printed

02/19/2020  
Date