

**From:** Steve Walz <[steve.walz@verizon.net](mailto:steve.walz@verizon.net)>  
**Sent:** Tuesday, April 2, 2024 2:22 PM  
**To:** Patrick Silva <[Patrick.Silva@alexandriava.gov](mailto:Patrick.Silva@alexandriava.gov)>  
**Cc:** Petru S. <[xstratanx7@gmail.com](mailto:xstratanx7@gmail.com)>; Stephen Sydor <[srsydor@gmail.com](mailto:srsydor@gmail.com)>; Tim Casey <[tim.casey9@gmail.com](mailto:tim.casey9@gmail.com)>; Lorraine Woellert <[woellertl@gmail.com](mailto:woellertl@gmail.com)>  
**Subject:** [EXTERNAL]406 East Glebe Auto Sales Lot SUP2023-00106

Patrick,

The Lynhaven Civic Association heard from Petru Stratan, the applicant for SUP2023-00106, at our monthly meeting yesterday evening. I am not sure how much you were able to listen to, so I am following up with this email.

We appreciate Mr. Stratan coming to speak with us and hear our thoughts, and for the email exchanges I had with him prior to the meeting. Mr. Stratan has been very open to listening to our concerns and adapting his plans to address them. Based on these exchanges, there are a few items in addition to the conditions in the draft SUP and that we understand Mr. Stratan has agreed to, that LCA would like to see incorporated into the SUP conditions.

The Lynhaven Civic Association voted to support Mr. Stratan's application for SUP2023-00106 contingent on these additional provisions being added. We look forward to Mr. Stratan being a good neighbor and addition to Lynhaven.

I recognize that this might require this item being removed from the Consent Calendar. I hope this is possible so we don't hold up bringing this to City Council so Mr. Stratan can proceed with his plans.

Changes include:

- Mr. Stratan has agreed to remove the parking space immediately adjacent to the sidewalk along East Glebe Road. He presented a new parking plan at yesterday evening's LCA meeting showing this change. We ask that this new plan be incorporated in his application. This leaves 14 spaces for cars, we think condition # 2 limiting vehicles for sale to no more than 14 can remain as is.
- Mr. Stratan provided information about the type of light fixtures he plans to use, and that there would be three each along the east and west sides of the lot. He agreed that he would ensure that the lights do not shine directly into nearby residential buildings, including adjusting them as needed after they are installed. We would like a condition to be added requiring that the lights do not directly shine into nearby residential buildings.
- Mr. Stratan has said that there will be no deliveries of cars to the lot by truck. They will be individually driven to the site. We would like condition # 12 be modified, or otherwise be added as a condition, to add a requirement that vehicles cannot be delivered to the site via auto transport trucks and must be individually driven to the site.

- Mr. Stratan agreed that he would implement noise control measures that prohibit vehicle honking on site, provide for a no engine-revving policy, and keep inventory in good condition to minimize vehicle noise. We would like these provisions to be added to condition 13, or otherwise be added as a condition.
- Mr. Stratan has agreed to limit engine idling to no more than 3 minutes. This time limit would be consistent with the engine idling time limit in the Virginia Air Pollution Control Board anti-idling regulation found at subsection C of 9VAC5-40-5670 - Title 9. Environment » Agency 5. State Air Pollution Control Board » Chapter 40. Existing Stationary Sources » Part II. Emission Standards » Article 41. Emission Standards for Mobile Sources (Rule 4-41) » 9VAC5-40-5670. Motor vehicles. We ask that this be added to condition 9, or otherwise be added as a condition.

These requests are based on my understanding of what Mr. Stratan agreed to. I am copying Mr. Stratan so he can be clear what we are asking and correct anything he believes to be different. We thank Mr. Stratan for his understanding and flexibility.

Please let me know if you have any questions. I plan to attend the Planning Commission meeting on this Thursday, April 4 to hear about these changes and testify before the Commission.

Best

Steve Walz  
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**From:** Steve Walz <[steve.walz@verizon.net](mailto:steve.walz@verizon.net)>  
**Sent:** Thursday, April 4, 2024 2:07 PM  
**To:** Patrick Silva <[Patrick.Silva@alexandriava.gov](mailto:Patrick.Silva@alexandriava.gov)>  
**Subject:** Re: [EXTERNAL]406 East Glebe Auto Sales Lot SUP2023-00106

Patrick

Thanks for sharing the staff memo. I appreciate your responsiveness. I was going to call you today to see what staff thought. Regarding staff points:

A. Removing the parking space:

- Thank you, no comment.

B. Site lighting:

- As the staff memo notes, Alexandria Code section 13-1-3 appears to address the issue we raised, so we understand not making a change.
- While Mr. Stratan has indicated his willingness to adjust lighting as needed, my follow up question is what would be the enforcement process (eg. would Planning and Zoning issue a violation?) were this to be a problem?

C. Vehicle deliveries:

- The zoning requirement that all deliveries take place entirely within the site and not interfere with pedestrian routes and traffic appears to adequately address this issue.

D. Noise:

- The staff memo cites the noise control requirements detailed in Title 11, Chapter 5 of the City Code, along with Condition # 13 prohibiting exterior speakers and that no amplified noise be audible at the property line, will adequately mitigate any undue noise impacts. The noise issues we raised are not from amplified sources.
- It also is our experience in Lynhaven that enforcement of the noise control requirements in City Code is very limited and not particularly effective. Therefore, we welcome Mr. Stratan voluntarily offering to establish a noise control policy and will follow up with Mr. Stratan and City staff if we believe there are violations of the City's noise ordinance and expect a more effective response than we have seen recently in Lynhaven.

E. Vehicle idling:

- The staff memo states that any anti-idling provision would be redundant given that Condition # 9, requiring that odor or pollution is not a nuisance on

neighboring properties. Condition # 9 sets no specific standard as to when air pollution would be a nuisance to neighboring properties. An anti-idling provision consistent with the time limit in the state anti-idling regulation for commercial vehicles provides for a measurable, easily understood standard.

- Additionally, based on our experience with idling of food truck vehicles now parking at the 406 East Glebe Road lot, there appears to be no regular enforcement in Alexandria for vehicles exceeding the state anti-idling limits. Providing this limit as a SUP condition would give a clear enforcement path if vehicle idling became a problem.

I would like to reinforce that LCA has been pleased with Mr. Stratan's outreach and flexibility and look forward to his business being a good addition to our neighborhood. I also plan to attend the Planning Commission meeting this evening to address the points in items D and E.

Best,

Steve