



Special Use Permit # 2023-00106
406 East Glebe Road -
Auto Sales Business

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for an automobile sales area	Planning Commission Hearing:	April 4, 2024
	City Council Hearing:	April 13, 2024
Address: 406 East Glebe Road	Zone:	CDD #24 / Coordinated Development District #24
Applicant: Petru Stratan	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Patrick Silva, Urban Planner, patrick.silva@alexandriava.gov
 Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 4, 2024: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2023-00106, as amended by the April 3 staff memorandum. The motion carried on a vote of 7-0.

Speakers:

Steve Walz, on behalf of the Lynhaven Civic Association (LCA), spoke in favor of the request and expressed the Lynhaven Civic Associations vote of support, but detailed that they would like to see additional conditions of approval added to the Special Use Permit to act as a backstop to mitigate issues relating to noise which may stem from the use a vehicle idling.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the public hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioner Lyle expressed her concern at the difficulty of enforcing a condition intending to mitigate automobile related noise like honking and revving in an urban environment as it can be difficult to attribute to a specific commercial use and successfully enforce.

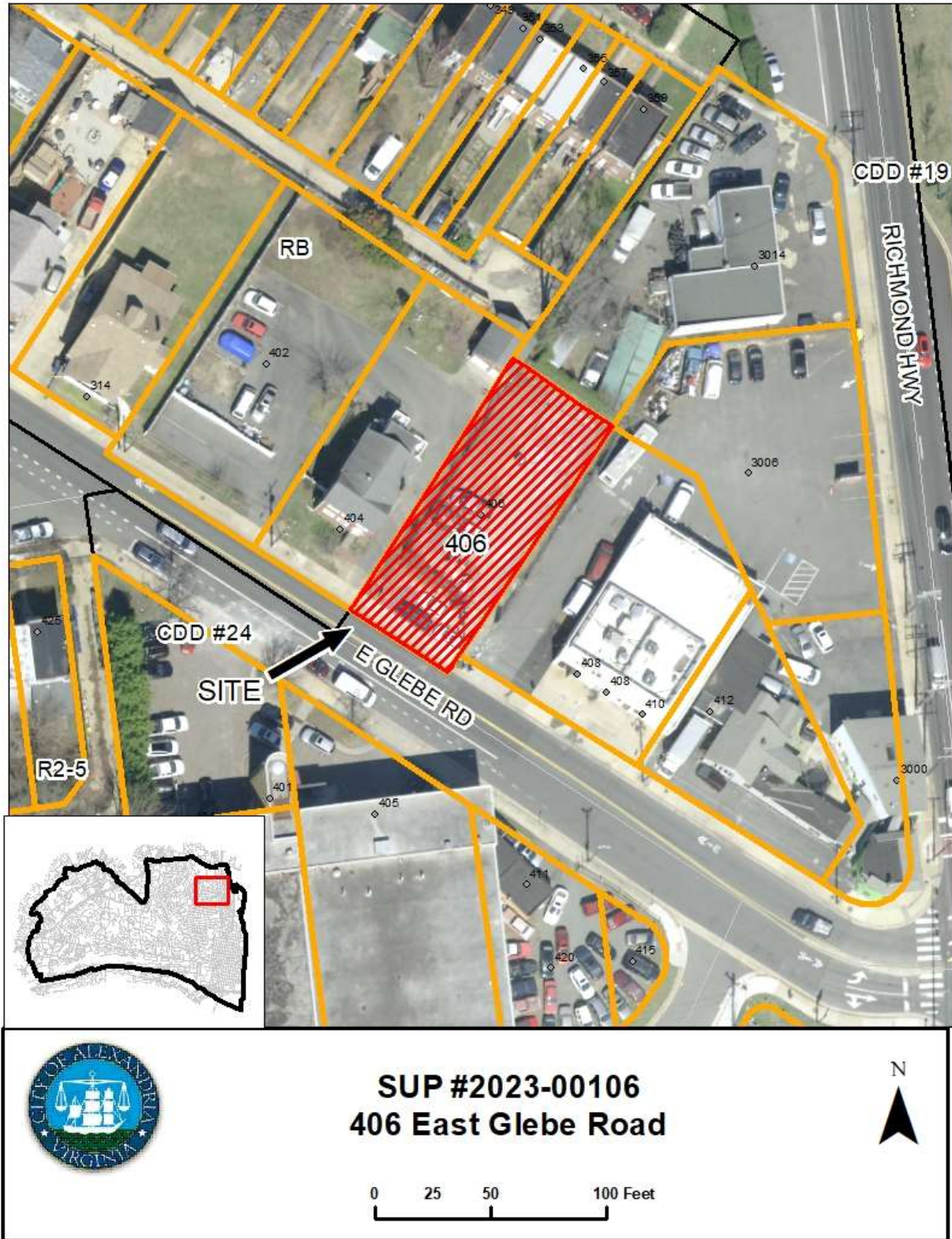
Commissioner Ramirez mentioned that the proposed hours of operation for the use are in line with when a louder baseline noise ambiance could be expected in the City and that the use would therefore be unlikely to induce undue noise during quieter hours.

Commissioner Manor inquired of staff which City Department regulates noise. Staff responded that it is the Department of Transportation & Environmental Services.

Chair Macek expressed support for the proposal and expressed his opinion that additional conditions to mitigate noise were not necessary in this case.

Reason: The Planning Commission generally agreed with the staff analysis.

PROJECT LOCATION MAP



SUP #2023-00106
406 East Glebe Road



0 25 50 100 Feet

I. DISCUSSION

The applicant, Petru Stratan, requests Special Use Permit approval to operate an automobile sales area pursuant to Section 4-303(B) of the Zoning Ordinance to allow an automobile sales business located at 406 E. Glebe Road.

SITE DESCRIPTION

The subject site is located on one parcel of record at 406 East Glebe Road. The parcel has 50 feet of frontage on East Glebe Road and a lot area of 5,973 square feet. It is currently undeveloped and unimproved. The lot is partially fenced and is not striped with parking spaces (Figures 1 and 2).

A mix of commercial uses including personal service establishments, restaurants, retail shopping establishments, and light industrial and automobile-related uses (e.g. tire business, car sales lot, natural stone supplier, and home design contractor) surround the site to the east, northeast, and south. Single family dwellings and townhouses are located to the north, west, and southwest. A residential property immediately abuts the subject lot at 404 E. Glebe Road and is in the RB/Townhouse zone. Figure 3 shows the adjacent uses in relation to the subject site.

The site is located to the north of several approved redevelopment projects in the Oakville Triangle along Swann Avenue, Oakville Street, and Richmond Highway, including the future Inova Healthplex. To the east in North Potomac Yard, substantial redevelopment is taking place including that of the new Virginia Tech Innovation Campus.



Figure 1: Subject site from E. Glebe Road



Figure 2: Site interior looking northeast



Figure 3: Site context

BACKGROUND

Since at least the 1980s, the subject site at 406 E. Glebe Road has been used as a by-right motor vehicle storage use. The site has, however, been the subject of a number land use requests over the years. In 1982, Del Ray Glass, previously located at 3000 Richmond Highway and 412 E. Glebe Road, sought the approval of Special Use Permit #1509 for a small automobile sales facility which included a request to utilize 406 E. Glebe Road as a truck repair area. City Council denied the request in December 1982. In 1997, Maaco Collision Repair & Auto Painting sought approval for Special Use Permit #1997-00146, proposing a general automotive repair use with a new building, internal roadway, and improved parking areas at 406-408 E. Glebe Road and 3006 Richmond Highway. The request was approved by City Council in December 1997, but operation of the approved use never commenced and eventually expired. All USA Imports, Inc. requested approval of Special Use Permit #2001-00166 to operate a light automobile repair and sales business but withdrew its request in March 2001. In April 2001, All USA Imports, Inc. again requested approval of Special Use Permit #2001-00034 to allow light automobile repair and automobile sales and rental at the site and withdrew its request in October 2001. Most recently, in September 2002, the Board of Zoning Appeals considered BZA2002-00020 for an appeal, requested by All USA Imports, Inc., of the Director of Planning & Zoning's determination that general automobile repair is not within the grandfathered rights of the property. The Board of Zoning Appeals ultimately upheld the Director's determination.

City records indicate no complaints or violations relating to the site in the previous five years.

PROPOSAL

The applicant requests Special Use Permit approval to operate an automobile sales area at 406 E. Glebe Road. The applicant proposes to establish an automobile sales business at the subject site that would feature a 320-square foot, 8.5-foot-high prefabricated structure for office use which would be installed at the rear of the lot. Up to 13 vehicles for sale would be displayed between the office and E. Glebe Road. The proposed use would operate from 10 a.m. to 6 p.m., Monday through Saturday. The applicant anticipates between five and twenty customers per day and an employee volume of between one and three staff members present at any given time. Customers would be able to initiate and apply for vehicle purchases online while all purchase finalizations would take place in person and on-site.

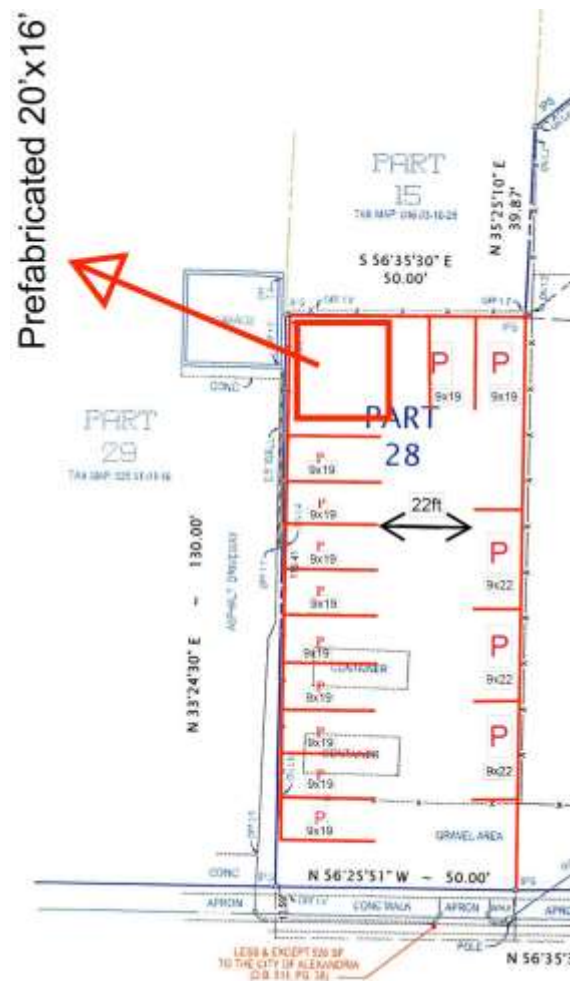


Figure 4: Proposed site layout outlined in red

PARKING

As proposed, the business would feature 14 on-site, standard-sized parking spaces. Pursuant to Section 8-200(A)(19)(a) of the Zoning Ordinance, office uses located within the City's Enhanced Transit Area are required to provide a minimum of 0.25 off-street parking spaces for every 1,000

square feet of floor area. The proposed 320 square foot prefabricated structure, which would be installed at the site and used as an office, would require one off-street parking space. The remaining 13 off-street spaces would be used to display the vehicles for sale.

ZONING/MASTER PLAN DESIGNATION

The site is located in CDD #24/ Coordinated Development District #24; however, the underlying CSL/ Commercial Service Low zone regulations apply as a Development Special Use Permit for lot redevelopment has not been approved for the site. The CSL/Commercial Low zone Section 4-303(B) of the Zoning Ordinance allows for automobile sales area uses to operate with approval of a Special Use Permit.

As amended by the Oakville Triangle & Route 1 Corridor Vision Plan, the use is inconsistent with the long-term goals of the Potomac West Small Area Plan. The plan envisions phasing out free-standing automobile serving uses along the Oakville & Route 1 West Corridor area and locate light automobile repair and automobile service station uses in maker spaces. Moreover, for the future redevelopment of the lot at 406 E. Glebe Road, the plan identifies that the site is located within District 3, which envisions the area as having residential uses -- townhouses to medium or larger scale multi-family buildings – and recommends flexible ground floor uses, including maker-type uses, for the Route 1 and East Glebe Road site frontages.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate an automobile sales business at 406 E. Glebe Road as it would activate a property that has been underused for several decades. SUP approval of the request would allow for the operation of a viable and modest-sized, transitional commercial enterprise that is compatible with the existing neighboring commercial uses, such as the tire business, car sales lot, natural stone supplier, and home design contractor. The few customers expected in one day would not impact traffic levels or pedestrian use of the sidewalk and the nature of the use does not create noise or odors.

Conditions have been included to improve the visual quality of the site, which has been largely unattended given its association with passive vehicle storage over the years. The parking area surface, whether pavement or gravel, must be maintained, and gravel must be contained within the lot, all to preclude spillage on adjacent properties or the on public right-of-way, as noted in Condition #3. If the applicant chooses to use gravel, physical barriers must be used to demarcate individual parking spaces as painting of striping on gravel doesn't reliably remain in place. To visually contain the commercial operation and screen the site from the adjacent residential property, Condition #4 would require that the fence is replaced and that it features privacy screening. The landscape quality of the lot would improve with the requirements of Condition #5 for landscaping to be maintained, including the removal of weeds, tall grass, and any plants which are no longer alive.

Additional conditions are recommended to guard against any negative environmental impacts: Condition #6 would require the applicant to maintain site cleanliness as well as monitor public

rights-of-way and spaces adjacent to or within 75 feet of the premises to clean up any litter; Condition #8 would require the applicant to follow the City of Alexandria Best Management Practices manual for automotive related industries to avoid any negative impacts related to the use's operation; and Condition #9 would require that the applicant control odors, smoke and any other air pollution from operations to prevent them from creating negative impacts on surrounding properties. Further, to avoid negative impacts relating to noise the use may generate, Condition #12 would prohibit supply deliveries and loading/unloading activities from taking place overnight, and Condition #13 would require that all loudspeakers be prohibited from the exterior of the building and prohibit amplified sounds from being audible at the property line.

While no immediate redevelopment interest exists for the site, staff believes there is the potential for future redevelopment opportunities given the heightened development activity in the Oakville and Potomac Yard neighborhoods. As a relatively small lot, it would likely redevelop when consolidated with some or all of the lots at 3000, 3006, 3014 Richmond Highway and 408, 410, and 412 East Glebe Road (Figure 5). As such, staff recommends Condition #14, requiring a five-year review of the Special Use Permit by April 2029 to determine if the use is compatible with neighboring uses and to assess the redevelopment potential of the site.

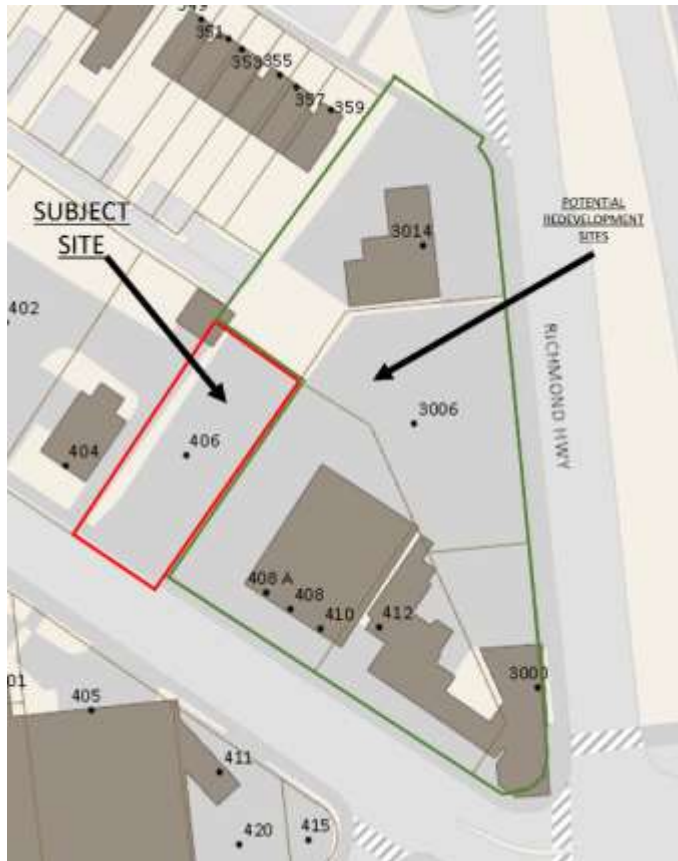


Figure 5: Adjacent lots with a redevelopment potential outlined in green

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

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. **CONDITION AMENDED BY PLANNING COMMISSION:** Vehicles for sale shall be limited to 134. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall maintain the parking area in good order through paving or gravel. Gravel shall be refreshed as necessary to maintain an orderly appearance and all gravel shall be contained on the lot. Parking spaces shall be marked with physical space markers if graveled or striping if paved, in accordance with the March 3, 2024 application submission (Figure 4), as revised on April 3, 2024, prior to the issuance of the Certificate of Occupancy. (P&Z)
4. The applicant shall replace the existing fence with a fence which includes privacy screening prior to the Certificate of Occupancy. The fence shall be maintained in good order at all times. (P&Z)
5. Landscaping shall be maintained in good condition, including the clearing of weeds and tall grass, and plants which are no longer alive. (P&Z)
6. 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)
7. All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
8. The applicant must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Stormwater Management Division at 703-746-6499 to obtain a copy of the manual or online at [Environmental Quality Forms and Publications](#) website. (T&ES)
9. 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 and Environmental Services. (T&ES)

10. No repair work shall be conducted at the subject site. (P&Z) (T&ES)
11. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. This condition, if incorporated, will require a change in the operation from what is presented in the application. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. The Director of Planning & Zoning shall docket the Special Use Permit in five years (April 2029) for Planning Commission and City Council to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area and take such action as it deems appropriate at the time. (P&Z)
15. The applicant shall encourage its employees to use public transportation, walk and bike 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)
16. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic promotional material, posting on the school website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
17. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
18. 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) (T&ES)
19. Vehicles for sale shall not be parked in the public right-of-way. (P&Z)
20. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; 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)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the special use permit shall become void.

STAFF: Tony LaColla, Land Use Services Division Chief
 Ann Horowitz, Principal Planner
 Patrick Silva, Urban Planner

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 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-2 All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-3 The Applicant must follow the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Stormwater Management Division at 703-746-6499 to obtain a copy of the manual or online at [Environmental Quality Forms and Publications](#) website. (T&ES)
- R-4 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 and Environmental Services. (T&ES)
- R-5 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-6 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. This condition, if incorporated, will require a change in the operation from what is presented in the application. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 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-9 The applicant shall encourage its employees to use public transportation, walk and bike 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-10 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic promotional material, posting on the school website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-11 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-12 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) (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, 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 Enforcement:

- F-1 Sale structure requires a building permit to show the anchorages and accessible design.

Fire:

- F-1 The new use may require a fire prevention permit.

Application can be accessed online at:
www.alexandriava.gov/fire-department/the-fire-marshals-office.

Parks and Recreation:

No comments or concerns.

Police Department:

No comments or concerns.

Health Department:

No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 406 E Glebe Rd, Alexandria VA 22305

TAX MAP REFERENCE: 025.01-01-17 CDD #24/ Coordinated Development District #24 **ZONE:** _____

APPLICANT:

Name: Petru Stratan

Address: 406 E. Glebe Rd. Alexandria, VA 22305

PROPOSED USE: Auto sales

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

PETRU STRATAN
 Print Name of Applicant or Agent
6602 Quicksilver ct #301
 Mailing/Street Address
Springfield VA 22150
 City and State Zip Code

Signature Date 12/24/23
(571) 666-6766
 Telephone # Fax #
XstratanX7@gmail.com
 Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 406 E. Glebe Rd. Alexandria, VA 22305, I hereby
(Property Address)
grant the applicant authorization to apply for the Aut o sites use as
(use)
described in this application.

Name Daria Karimian Phone 202-390-3830
Please Print
Address P.O. Box 743 McLean, VA 22305 Email Dkarimian17@gmail.com

Signature:  Date: 12/22/23

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):
 Owner
 Contract Purchaser
 Lessee or
 Other: Authorized applicant _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Petru Stratan (CarDeal LLC)	6602 Quicksilver ct #301, Sr	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 406 E. Glebe Rd. Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daria Karimian (Amerinvest)	1602 Mary Ellen Ct, Mclean,	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2. None		
3. None		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/24/23 Petru Stratan
Date Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

I am writing to formally request a zoning change for the property located at 406 E Glebe Rd Alexandria, VA 22305. I am seeking your favorable consideration to reclassify this property for the purpose of establishing an auto sales business.

The conversion of this lot will stimulate economic growth by encouraging business activity in the region. It will attract potential buyers, generating revenue for the city through sales tax and additional employment opportunities.

Transitioning the lot from a parking lot to an auto sales property will involve property enhancements and upkeep. This transformation will contribute positively to the overall aesthetics and upkeep of the area. It will bring order and purpose to a space that is currently not utilized effectively, contributing to the overall improvement of the neighborhood.

The proposed auto sales property will adhere strictly to all zoning regulations and codes, ensuring that it aligns with the community's standards and requirements.

We are committed to engaging with local residents and stakeholders to address any concerns or considerations they might have regarding this proposed zoning change. We aim to be transparent and collaborative throughout this process.

I understand the significance of zoning regulations in maintaining a harmonious and functional community. Therefore, I assure you that our proposed conversion will adhere to all necessary guidelines and uphold the integrity of the neighborhood.

I kindly request a meeting or an opportunity to present our proposal formally (if you would like) before the zoning board to further discuss the potential benefits and address any queries or concerns. Your guidance and support in this matter are greatly appreciated.

Thank you for considering this request.

Sincerely,
Petru Stratan

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

We expect 5-20 clients visiting us daily.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

1-3

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday-Saturday

Hours:


10am-6pm

Sunday

Closed

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Vehicle Traffic: The movement of cars within the dealership lot, such as test drives or vehicles being moved around, may generate moderate noise levels 

B. How will the noise be controlled?

Educating staff on the importance of noise control measures and maintaining a culture that values minimizing noise disruptions will be effective in controlling noise levels.

8. Describe any potential odors emanating from the proposed use and plans to control them:

~~Implementing strict maintenance and cleaning schedules will help to prevent the buildup of odors. Proper waste disposal and prompt cleanup of any spills or leaks are essential components of these protocols.~~

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Office paper, printed documents, envelopes, and cardboard packaging from deliveries, Miscellaneous waste like food wrappers, beverage containers.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
2-3 bags a week

C. How often will trash be collected?
Every 3 days

D. How will you prevent littering on the property, streets and nearby properties?
Install trash cans, routine cleaning schedule to ensure the property remains clean and free of litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Install adequate security systems, including CCTV cameras, security lighting, and alarm systems, to deter theft, vandalism, or unauthorized access on the dealership premises. This helps protect both employees and assets.

Install fire extinguishers, smoke detectors

Adhere strictly to all safety regulations and codes established by local authorities, including building codes, fire safety standards, and zoning +

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

15 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u>
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use?

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u>
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur?
10am-5pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3-5 times a week, inventory delivery (cars)

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

Prefab 20x16 office

How large will the addition be? 320 square feet.

18. What will the total area occupied by the proposed use be?

4000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4000 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Existing lot

End of Application

SUP # _____



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

automobile or motor vehicle parking or storage lot.

automobile or trailer rental or sales.

automobile service station.

automobile repair, including car wash.

other: _____

2. What types of repairs do you propose to perform?

No repair work on the lot

3. How many of each of the following will be provided?

0 hydraulic lifts or racks

0 service pits

0 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

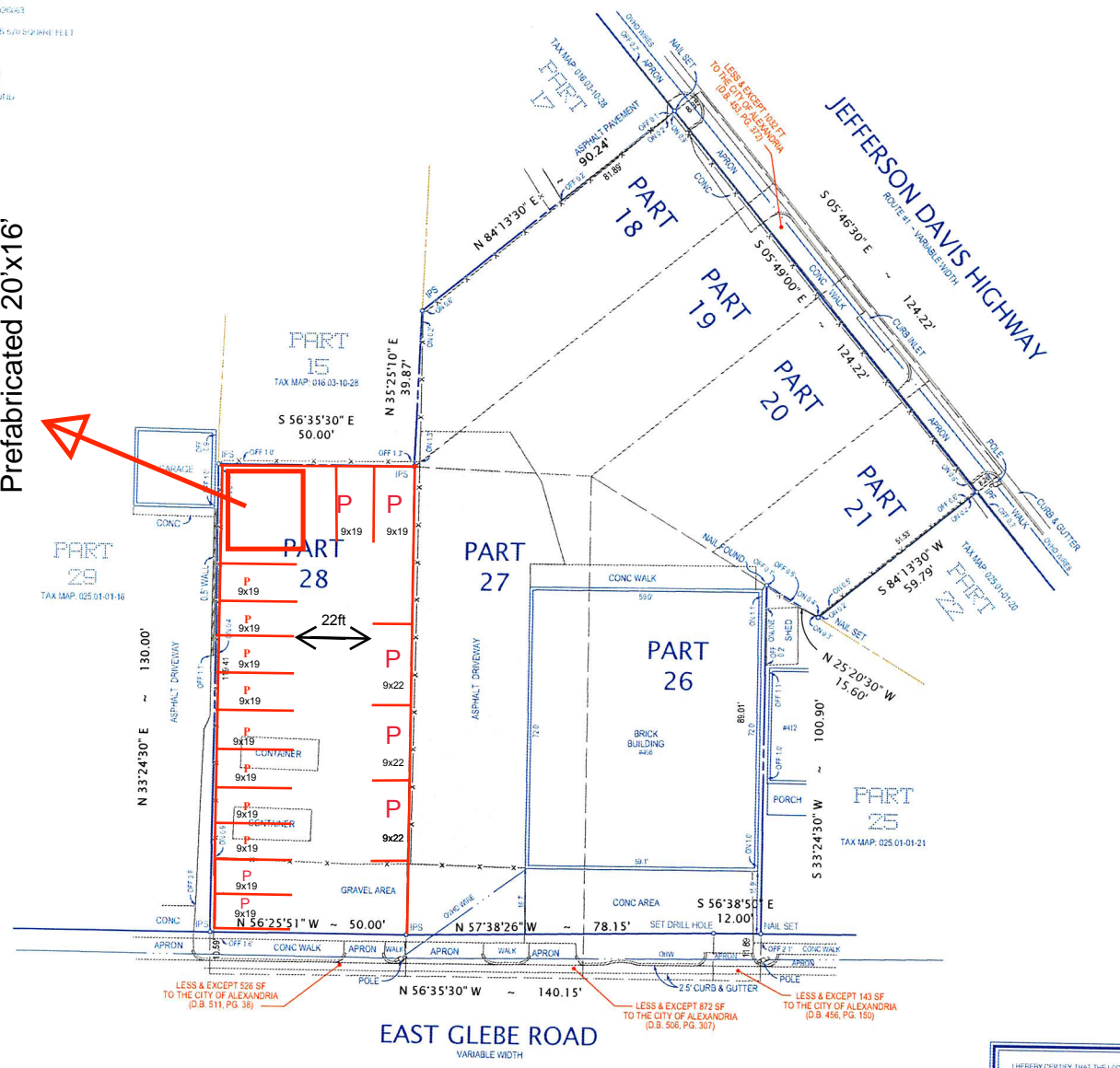
15

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes No

Please note: All repair work must occur within an enclosed building.

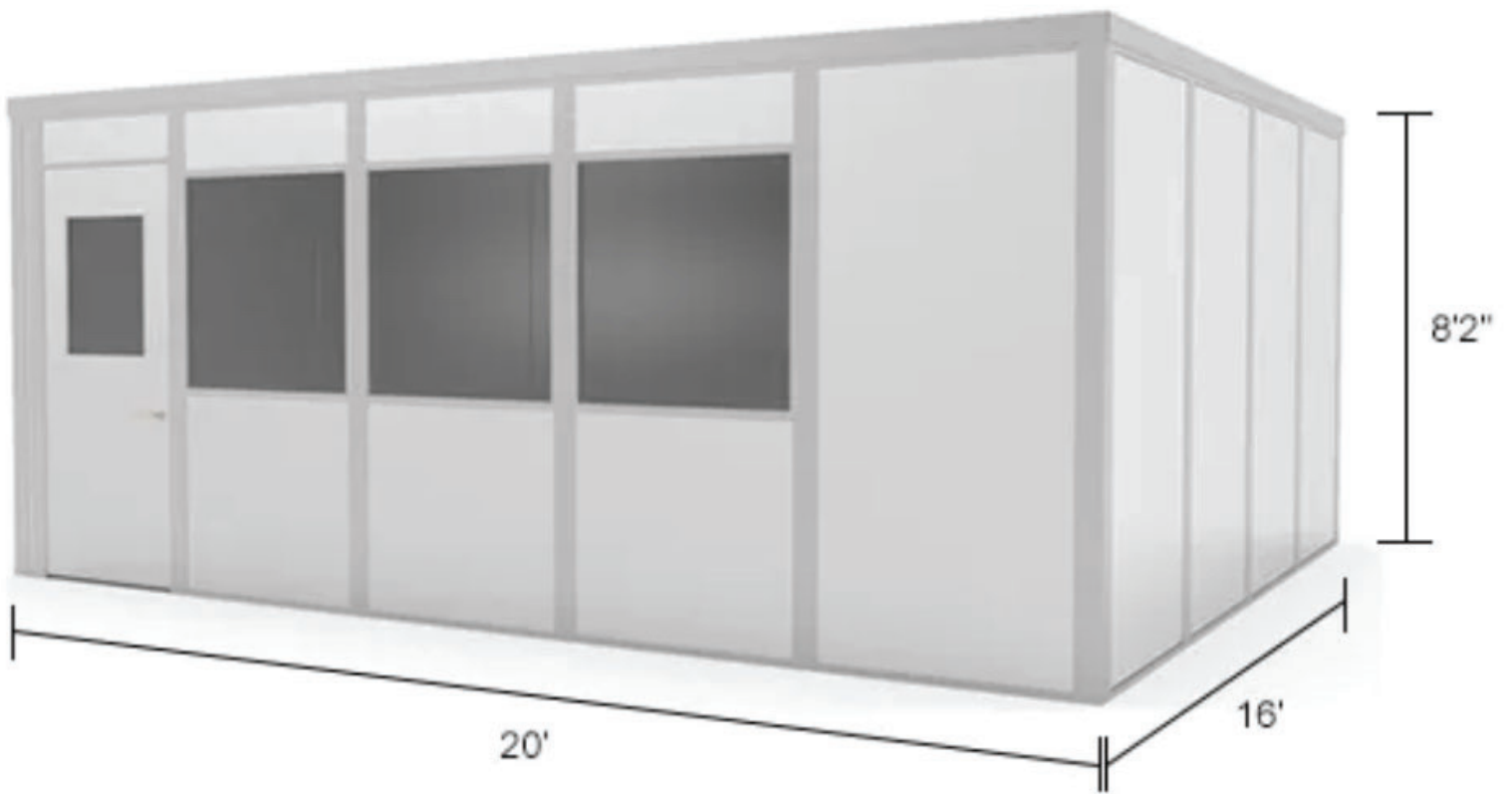
- 1. THE PROPERTY DEPICTED HEREON IS SHOWN ON THE TAX MAP AS PARCELS 0501-01-17, 05-01-18 AND 05-01-21 TO 25 AND IS ZONED U-2.
- 2. OWNER: AMERINVEST LLC
RSHN: 1615 804-059-63
- 3. TOTAL PLANNING AREA: 25,620 SQUARE FEET
- 4. FENCES ARE CHAINLINK
- 5. DISTRIBUTION RING PIPE SET
- 6. PIPE DITCHES BRONZE PIPE FLOOR

Prefabricated 20'x16'



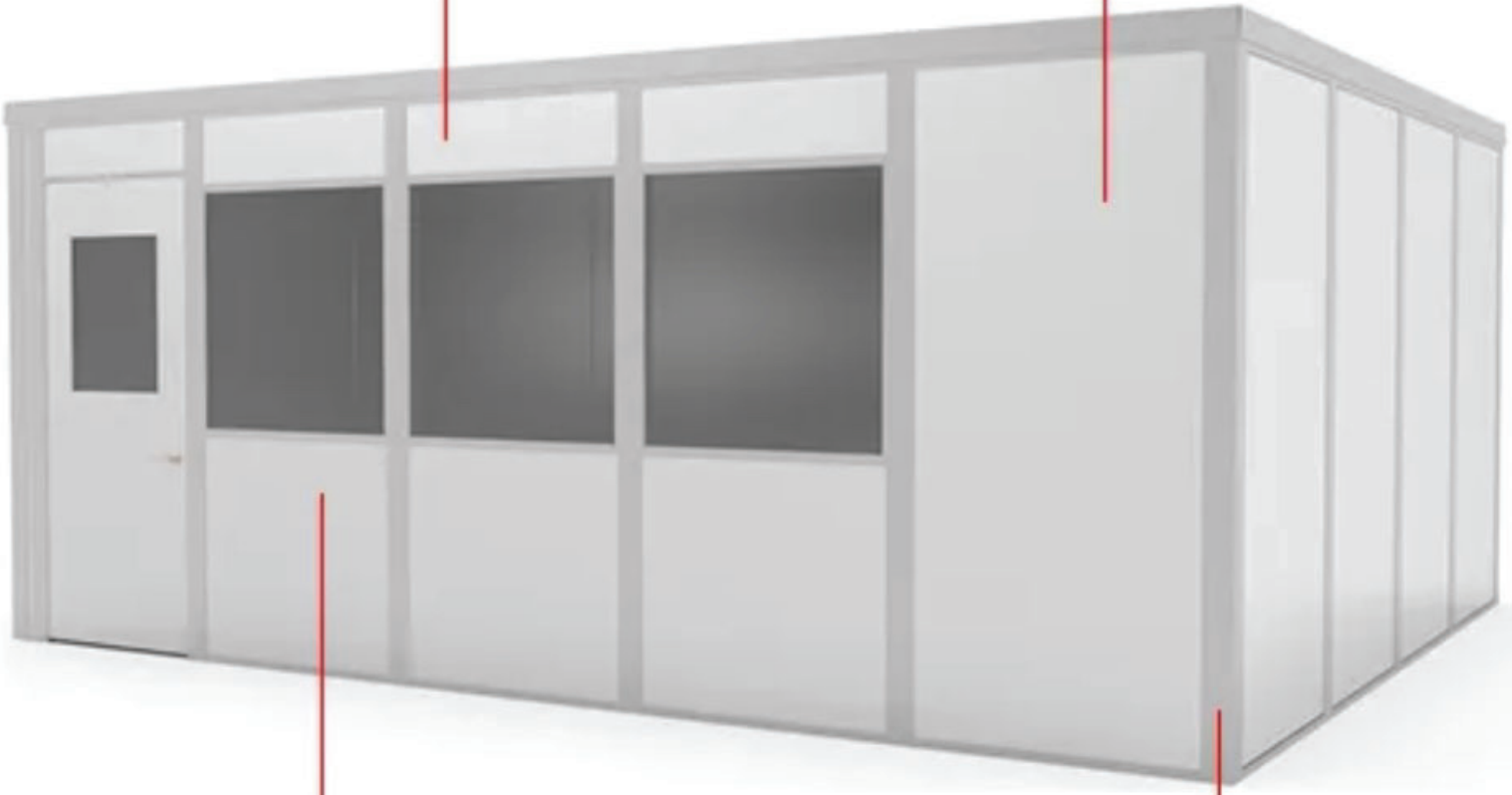
PLAT
BOUNDARY SURVEY ON
PART OF LOTS 18, 19, 20, 21, 26, 27 AND 28, BLOCK 6, SECTION A
WILMAR PARK
(DEED BOOK 215, PAGE 208)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MARCH 8, 2013

<p>I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING ENCROACHMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS</p>	<p>03/08/2013 THOMAS G. LUTKE <i>Thomas G. Lutke</i> LICENSE NO. 3066 LAND SURVEYOR</p>	<p>ORDERED BY BARA KARIMIAN</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD NORTH IS RECORD NORTH A TITLE REPORT WAS NOT FURNISHED NORTH IS RECORD NORTH</p>	<p>6615 ROCKLEIGH WAY ALEXANDRIA, VA 22315 703 688-4038 FAX: 703 649 6038</p> <p>NOVA SURVEY</p>	



Class C Wall Panels

Gray Color Finish



Vinyl Covered Hardboard Laminated To An EPS Core Provides Sound Control And Thermal Insulation

Industrial Strength Aluminum Frame Construction

Weights & Dimensions

Width	20
Depth	20
Height	8'2"
Weight	2,300 lbs
Interior Height	7'6" ft

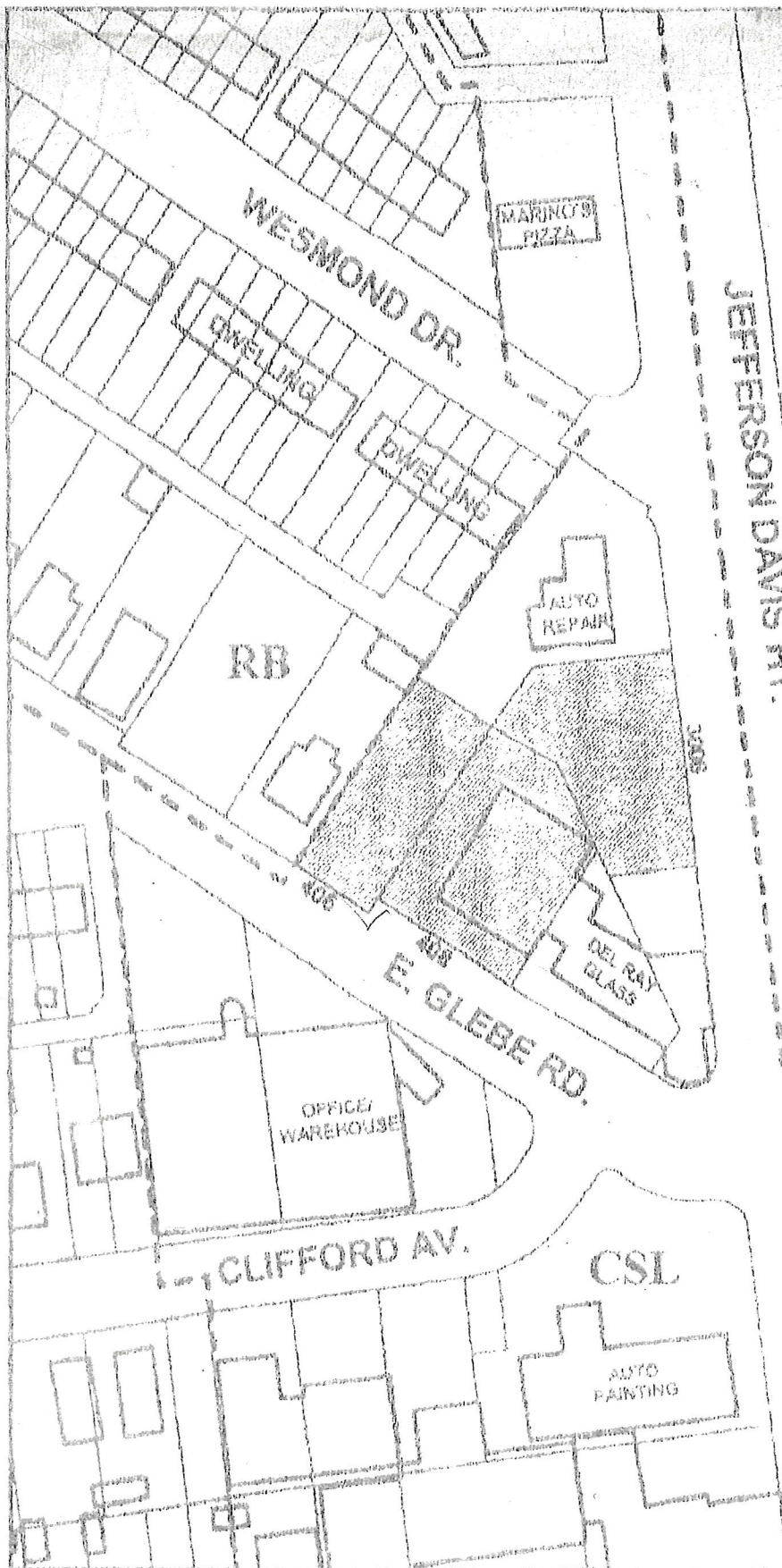
Ceiling Height	8'2" ft
Door Size	3' X 6'8 in
Wall Thickness	1-3/4 in
Clearance Height	9'

Product Details

Frame Color Family	Gray
Roof Type	Metal
Number of Windows	3
Manufacturers Part Number	B2688574
Wall Material	Vinyl Covered Hardboard
Light Fixtures	3
Brand	Global Industrial
Type	Fixed

Color	Gray
STC Rating	21
Door Material	Steel
Number of Doors	1
Frame Material	Aluminum
Outlets	(6) 115V Duplex
Door Style	Swing
Layout	4 Wall

 LIVE CHAT



POTOMAC
YARD
SHOPPING
CENTER

CDD #10

SUP #2000-0166

03/06/01



MEMORANDUM

DATE: APRIL 3, 2024

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUP #2023-00106
406 EAST GLEBE ROAD –
AUTOMOBILE SALES USE

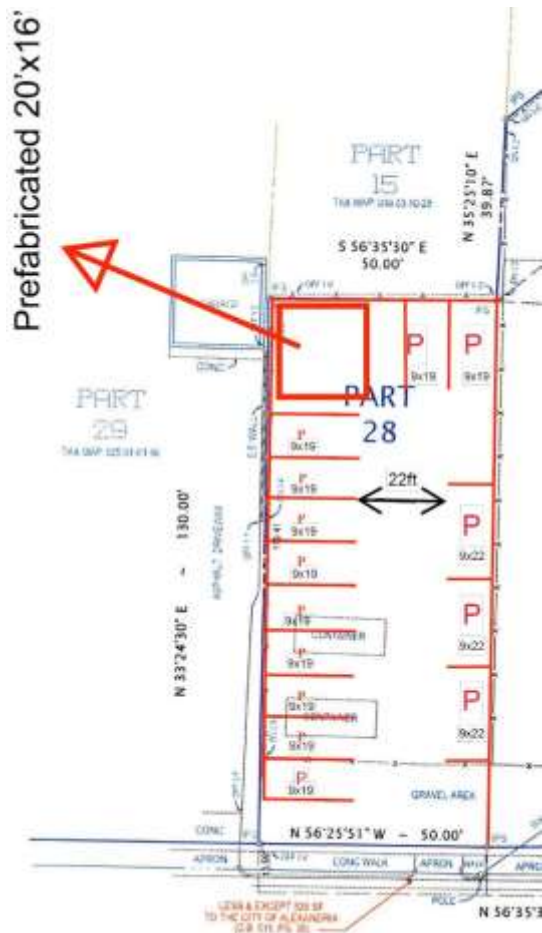
In this memorandum, staff responds to the Lynhaven Civic Association (LCA) letter of support with additional condition recommendations for Special Use Permit #2023-00106, which was emailed to the commission on April 2. The Special Use Permit (SUP) request is for approval of an automobile sales use at 406 E. Glebe Road. In its letter, the LCA made recommendations for additional conditions of approval to mitigate potential issues related to the effects of (A) vehicle parking along the sidewalk, (B) on-site lighting, (C) vehicle deliveries, (D) noise, and (E) vehicle idling. The civic association points with staff responses are listed below.

A. Removal of parking space next to sidewalk

The LCA requested removal of the southernmost off-street parking space, located immediately adjacent to the sidewalk along East Glebe Road, to enhance pedestrian safety. Staff and the applicant understand the association's concerns and support eliminating this off-street parking space bringing the total amount of off-street spaces to 14. Staff recommends amending Condition #2 to reduce the maximum number of spaces dedicated for sale vehicles to 13. Condition #3 would be amended to reference the new parking lot layout in Figure 4, which includes the one off-street space required for the proposed office use. Figure 4 would be replaced in the staff report with the image below.

2. **CONDITION AMENDED BY STAFF:** Vehicles for sale shall be limited to 13. (P&Z)
3. **CONDITION AMENDED BY STAFF:** The applicant shall maintain the parking area in good order through paving or gravel. Gravel shall be refreshed as necessary to maintain an orderly appearance and all gravel shall be contained on the lot. Parking spaces shall be marked with physical space markers if graveled or striping if paved, in accordance with the March 3, 2024 application submission (Figure 4), as revised on April 3, 2024, prior to the issuance of the Certificate of Occupancy. (P&Z)

Figure 4:



B. Site lighting

To mitigate any potential impacts on surrounding residences in relation to lighting at the subject site, the LCA recommended the addition of a new condition requiring that lights do not shine directly into nearby residential buildings and are adjusted as needed after they are installed. The staff finds that an additional condition is not required as Section 13-1-3 of the City Code requires the applicant to direct lighting away from residential properties and to confine it to the site it is intended to illuminate.

C. Vehicle deliveries

Regarding vehicle deliveries, the LCA requested the addition or modification of a condition to require that vehicles are individually driven to the site and not delivered via auto transport trucks. Given that the applicant builds his relatively small inventory from individual sellers, all for-sale vehicles would be individually driven to the lot. Due to this business model, to Condition #12, which prohibits any deliveries or loading/unloading between the hours of 11 p.m. and 7 a.m., and to Section 4-307(B) of the Zoning Ordinance, requiring that all loading and unloading operations shall take place entirely

within the site and not interfere with pedestrian routes and traffic, the staff finds the association's concerns regarding vehicle delivery would be sufficiently addressed without a condition change or amendment.

D. Noise

Regarding noise, the LCA requested the addition or modification of a condition to 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. Staff finds that existing Condition #13, in tandem with the noise control requirements detailed in Title 11, Chapter 5 of the City Code would adequately mitigate any undue noise impacts which may stem from operations at the site. As such, staff does not believe additional condition changes are necessary.

E. Vehicle idling

The LCA requested a condition addition or revision to prohibit vehicles from idling longer than three minutes. Staff believes this would be redundant given that Condition #9, requiring that odor or pollution is not a nuisance on neighboring properties, and Title 11, Chapter 5 of the City Code for noise control would sufficiently mitigate any odor or noise impacts from vehicle idling.

Staff has witnessed a favorable working relationship between the applicant and the civic association throughout the SUP process and anticipates this would continue after the business opens. Recognizing this, the applicant may elect to independently address LCA recommendations, which must remain in compliance with all City regulations.

Staff continues to recommend approval of SUP #2023-00106 subject to the existing conditions in the staff report and the recommended amendments to Condition #2 and #3 as detailed in this memorandum.

From: Steve Walz <steve.walz@verizon.net>
Sent: Tuesday, April 2, 2024 2:22 PM
To: Patrick Silva <Patrick.Silva@alexandriava.gov>
Cc: Petru S. <xstratan7@gmail.com>; Stephen Sydor <srsydor@gmail.com>; Tim Casey <tim.casey9@gmail.com>; Lorraine Woellert <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
President, Lynhaven Civic Association
steve.walz@verizon.net
lynhavecivicassociation@gmail.com

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From: Steve Walz <steve.walz@verizon.net>
Sent: Thursday, April 4, 2024 2:07 PM
To: Patrick Silva <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