



Special Use Permit #2015-0098
408 East Glebe Road and 3006 Jefferson Davis Highway
GQ Dry Cleaners

Application	General Data	
Consideration of a request to add a laundry and dry cleaning operation to an existing dry cleaning pickup business	Planning Commission Hearing:	November 5, 2015
	City Council Hearing:	November 14, 2015
Address: 408 East Glebe Road and 3006 Jefferson Davis Highway	Zone:	CSL/Commercial Service Low
Applicants: Hyon B. Chung and Moon Sik Park	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: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 5, 2015: On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0098 with an amendment to condition #17, and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. Commissioner Wasowski supported the amendment to Condition 17, establishing September 2025 as the specific date the second SUP review because the site is located in the Oakville Triangle/Route One Corridor Plan overlay area.



SUP #2015-0098
408 East Glebe Road &
3006 Jefferson Davis Highway



I. DISCUSSION

The applicants, Hyon B. Chung and Moon Sik Park propose to include on-premises dry cleaning and laundry services at an existing dry cleaning pickup business at 408 East Glebe Road.

SITE DESCRIPTION

The subject site is located on two contiguous lots of record at 408 East Glebe Road and 3006 Jefferson Davis Highway. A two-unit commercial building is sited at 408 East Glebe Road and the majority of a 22-space, shared parking lot is located at 3006 Jefferson Davis Highway. The lot frontages measure 181 feet on East Glebe Road and 125 feet on Jefferson Davis Highway. The 408 East Glebe Road parcel is 9,939 square feet (.23 acres) and the parcel at 3006 Jefferson Davis Highway has 9,628 square feet (.22 acres). The entire site has an area of 19,567 square feet.



Vehicular access is provided from Jefferson Davis Highway (Route 1 South) and from East Glebe Road. A former loading/unloading area exists on the East Glebe Road side of the building between the retail space and the sidewalk. The subject site is surrounded by commercial and industrial uses: R. Bratti Associates (a stone contracting business) and Boyles Motor Sales are to the south; a graphic design company and The Window Man are to the east; J.C. New and Used Tires is to the south; and a storage vehicle parking lot is to the west.

BACKGROUND

The subject building was constructed in 1957, and a truck storage and repair business was a grandfathered use here until the late 1990s. Several automobile related businesses, however, proposed through SUPs between 1997 and 2005 were either withdrawn or deferred. The property stood vacant from 2001-2005 and, as a result, was added to the City's Spot Blight program.

Between 2009 and 2012, several Code violations were discovered for tall grass and the improper storage of trash and debris. In 2012, the property owner proposed the expansion of the warehouse space for retail use through DSUP#2012-0025, however, he did not pursue the redevelopment project. In 2014, the parking lot was improved and a monument sign was installed. At this time, the building was divided into two tenant spaces and the exterior was upgraded with new storefront windows and doors.

GQ Dry Cleaners opened as a dry cleaning pickup operation at 408 East Glebe Road in May 2014. City Council approved SUP#2014-0075 for a convenience store in the adjoining tenant space at 410 East Glebe Road on December 13, 2014, although the applicant did not open the

business. On July 14, 2015, administrative approval was granted through SUP#2015-0061 for a full-service, 55-seat, restaurant at 410 East Glebe Road.

This site is located in the Oakville Triangle/Route 1 Corridor Plan area, which the City Council approved on October 17, 2015. Mixed-use development (residential, hotel, office, innovation space, and retail), open space, as well as high quality architecture and urban design characterize this redevelopment plan. Preliminary plans indicate the likely redevelopment of this property.

PROPOSAL

The applicants propose to include an on-premises dry cleaning and laundry establishment in their existing 1,960 square foot, dry cleaning pickup business. Customers could drop-off and pickup clothing for on-premises dry cleaning and laundering between 7 a.m. to 7 p.m., Monday through Saturday. Two employees would accommodate approximately 20 customers each day. In addition to the existing clothing conveyor belt, the applicants would add six pressing machines, one hydrocarbon dry cleaning machine, and two laundry machines in the tenant space. Minimal trash would be generated from the business and would be disposed of once a week. Dry cleaning fluid, DF-2000tm, would be collected by a chemical company every two months for professional disposal.

PARKING

The parking requirement for a dry cleaning and laundry operation is five spaces, according to Section 8-200(A)(17) of the Zoning Ordinance. Fourteen spaces are required for the 55-seat restaurant, leaving an excess of three parking spaces available in the 22-space parking lot.

Pursuant to Section 8-200 (B), the dry cleaning and laundry establishment is exempt from the requirement to provide a delivery vehicle parking space since the building was constructed prior to 1963.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CSL/Commercial Service Low zone. Section 4-303(O) of the Zoning Ordinance permits dry cleaning and laundry operations only with Special Use Permit approval. The dry cleaning pickup business is permitted by right as a personal service in this zone.

The proposal is consistent with the Potomac West Small Area Plan that designates the property for low scale commercial and light industrial uses compatible with adjacent residential neighborhoods. The proposed site is located within the Oakville Triangle/Route 1 Corridor Plan area, which is part of the Potomac West Small Area Plan.

II. STAFF ANALYSIS

Staff supports the applicants' request to add a dry cleaning and laundry operation to their existing business at 408 East Glebe Road. The proposal provides the applicants with an opportunity to expand a neighborhood serving use that would be easily accessed by residents

living to the west of Jefferson Davis Highway as well as residents in the developing Potomac Yard neighborhood.

Recent SUP reviews for businesses proposed at 410 East Glebe Road evaluated traffic impacts and resulted in conditions that have been included in this report. Due to periodic traffic congestion and pedestrian activity at the East Glebe Road and Route 1 intersection, Condition 6 restricts the use of the south side of the property facing East Glebe Road for parking and supply deliveries. To further discourage parking in this area, the building entrance at East Glebe Road must be used only as an emergency exit, as mandated in Condition 8. Parking lot improvements are recommended in Condition 7 and include the establishment of one-way traffic patterns between Jefferson Davis Highway, East Glebe Road and the parking lot; the siting of the dumpster; and the designation of the delivery vehicle parking location

Staff does not anticipate impacts from odors, refuse disposal, and litter to affect the neighborhood. The dry cleaning fluid, DF-2000tm, is a low-odor liquid and is a commonly used alternative to perchloroethylene, a dry cleaning solvent associated with health and environmental impacts. Chemical company professionals would be employed to remove the dry cleaning solvent from the site. Odor mitigation and the proper disposal of the dry cleaning byproduct are required in Conditions 9 and 10, respectively. Litter removal would take place at least two times a day as stated in Condition 15.

Although the dry cleaning and laundry operation would be located within the Oakville Triangle/Route 1 Corridor, the approval of this SUP request would not delay the implementation of this redevelopment plan, given that the applicant currently operates in existing building. As applied in other SUP cases proposed in areas of potential redevelopment, a five and ten year review of the SUP and its compatibility with future planning initiatives is included in this staff report as Condition 17. Redevelopment of the subject site is likely to occur in the mid-term, and the required five-year SUP review would coincide with Phase II of the Oakville Triangle/Route 1 Corridor plan.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation are limited to 7 a.m. and 7 p.m., Monday through Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
5. 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)
6. Vehicles shall not park nor shall any supply deliveries occur on the south side of the property between the building and East Glebe Road. A “No Parking” sign shall be installed on the East Glebe Road side of the building. (P&Z)
7. The applicant shall implement the following prior to business opening to the satisfaction of the Director of Planning and Zoning: (P&Z)
 - a. Pavement markings and signage shall be installed to ensure that customers enter at the north curb cut and exit at the south curb cut from Jefferson Davis Highway.
 - b. “Do Not Enter: Authorized Vehicles Only” sign, and “Do Not Enter” pavement markings for the vehicles attempting to enter the alley located at the west of the proposed site shall be installed. A speed bump shall be also installed at this location to deter traffic from exiting onto East Glebe Road.
 - c. The dumpster shall be placed along the fence to the northwest of the applicant’s tenant space and shall be screened.
 - d. Supply delivery vehicles shall park in the designated parking space along the fence to the northwest of the applicant’s tenant space.
8. The East Glebe Road building entrance shall be closed to public and used only as an emergency exit. (P&Z)

9. The applicant shall control dry cleaning chemical 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)
10. 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)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
12. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking. (T&ES)
14. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
15. 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)
16. Ensure all required accessible parking spaces provide required signage and pavement markings. (T&ES)
17. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from the date of approval (November 2020), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit, ~~ten years from the date of approval (November 2025)~~, in September 2025, in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)
18. 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)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Urban Planner.

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Staff suggests pavement markings and/or signage to ensure costumers know to enter from the north curb cut and exit at the south curb cut. Jefferson Davis Highway is a high volume street, and signage/markings would help ensure exiting and entering the site is as safe as possible. (T&ES)
- F-2 One accessible parking space on site has pavement markings, but is missing proper signage. (T&ES)
- R-1 The applicant shall control dry cleaning chemical 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 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 require its employees who drive to use off-street parking. (T&ES)
- R-6 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-7 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-8 Ensure all required accessible parking spaces provide required signage and pavement markings. (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 City Council 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)

Code Enforcement:

No comments received

Fire

- C-1 The proposed use may require a fire prevention permit. Owner shall contact Assistant Fire Marshal Russell Furr at 703-746-4247 to discuss specifics of operation so that a determination can be made whether there is a need for a fire prevention permit.

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

REVISED

SPECIAL USE PERMIT # 2015-0098

PROPERTY LOCATION: 408 E GLOBE RD ALEXANDRIA, VA 22305

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: HYON B CHUNG and Moon Sik Park

Address: 408 E GLOBE RD ALEXANDRIA, VA 22305

PROPOSED USE: ON PREMISES LAUNDRY AND DRYCLEANING OPERATION

☒ **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.

CHARLIE CHOE

Print Name of Applicant or Agent

P.O. BOX 1228

Mailing/Street Address

CENTREVILLE, VA 20122

City and State

Zip Code

[Signature]

Signature

8-10-2015

Date

703-628-1672

Telephone #

Fax #

CHARLIE CHOE 703-628-1672@gmail.com

Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

REVIEWED

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 ten 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. HYON B CHUNG	408 E GLEBE RD	100% 50%
2. Moon Sik Park	408 E GLEBE RD	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. PARIYA KARIMIAN	408 E GLEBE RD	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 required 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 indicate 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. DARIA KARIMIAN	NONE	NONE
2. HYON B CHUNG	NONE	NONE
3. Moon Sik Park	None	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.

8/10/15
8/14/15
Date

DARIA KARIMIAN
Printed Name


Signature

Moon Sik Park

PROPERTY OWNER'S AUTHORIZATION

REVISED

As the property owner of 408 E GLEBE RD ALEX, VA 22305, I hereby

(Property Address)

grant the applicant authorization to apply for the LAUNDRY & DRYCLEANING use as
(use)

described in this application.

X Name: DARIA KARIMIAN X Phone: 202-390-3830

Please Print

X Address: PO BOX 743 MCLEAN, VA 22101 X Email: KARIMIANBEN1844@YAHOO.COMSignature: Daria Karimian Date: 8-17-15

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: _____ of the subject property.

- X 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 ten percent.

DARIA KARIMIAN, 408 E GLEBE RD ALEX, VA 22305 100% OWNEDHYON B CHUNG, 408 E GLEBE RD ALEX, VA 22305 100% OWNEDMOON SUC PARK " " 10% "

REVISED

SUP # 2015-0098

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.)

ON PREMISES LAUNDRY AND DRYCLEANING
OPERATION, AND SERVICE FOR CUSTOMER PICK-UP
AFTER LAUNDRY
AND CUSTOMER DROP THEIR CLOTH FOR
LAUNDRY AND PICK-UP AFTER FINISH THEIR
CLEANED CLOTHES

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).

20 PERSON PER DAY FROM 7:00 AM TO 7:00 PM

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

TWO EMPLOYEES PER DAY 7:00 AM TO 7:00 PM

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

Day: 6 DAYS / WEEK

Hours: 7:00 AM TO 7:00 PM

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

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

NO NOISE LEVELS

- B. How will the noise be controlled?

NO NOISE LEVELS

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.

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

DF-2000 FLUID 10 GALLONS PER MONTH

CHEMICAL CO WILL PICK-UP EVERY TWO MONTH

- X 12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

MONITORING BY BUSINESS OWNER TO ENSURE SAFETY
AROUND STORE.

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.

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

None

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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)

TRASH FROM THIS USE
DUST FROM DRYER, AND SOME PAPER GARBAGE

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

1 POUND PER WEEK

- C. How often will trash be collected?

EVERY WEEK trash taken
to Arlington facility

- D. How will you prevent littering on the property, streets and nearby properties?

CLEAN AROUND BUSINESS AREA

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:

PARKING AND ACCESS REQUIREMENTS

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

20 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
1 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement?

☐ Yes ☐ 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? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? ON SITE

X C. During what hours of the day do you expect loading/unloading operations to occur?

YES

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

ONCE A DAY

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?

YES

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

How large will the addition be? _____ square feet.

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

1960 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1960 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: _____

End of Application

408 E. Glebe Rd



DDC-IDC INC.

Architecture.Engineering.Planning

P.O. BOX 1228 Centreville, VA. 20122

TEL 1-703-628-1672

E-MAIL : CHARLIECHOE7@GMAIL.COM

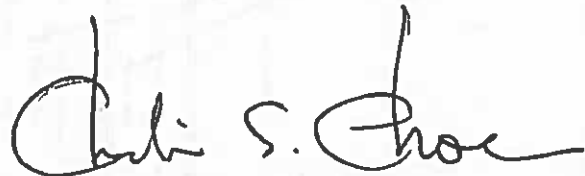
8-14-2015

REF: SPECIAL USE PERMIT

408 E. GLBBE RD. ALEXANDRIA, VA. 22305

I REQUEST A WAIVER PROVIDING SITE PLAN OR
PLOT PLAN BECAUSE WE DO NOT WORK INVOLVED
OUTSIDE OF BUILDING.

SINCERELY



CHARLIE CHOE - ARCHITECT/AGENT

REVISED

DF-2000 fluid™

The Proven Alternative

New Technology, Synthetic Hydrocarbon Fluid for Drycleaning



Superior Health, Safety, and Environmental Benefits

Proven Cleaning Performance and Reliability

Virtually Odorless

GENERAL PRODUCT INFORMATION

ExxonMobil
Chemical

© 2001 The ExxonMobil Chemical logo and DF-2000 Fluid are trademarks of Exxon Mobil Corporation

ExxonMobil Chemical Company's DF-2000 fluid for drycleaning was first introduced in 1994 as an alternative to the solvents in common use by drycleaners. Since that time, DF-2000 fluid has gained widespread acceptance, and today is used in more than 2,000 drycleaning shops in the United States alone.

The growth of DF-2000 fluid has outpaced all of the alternative technologies offered for drycleaning. This is a result of many factors including health, safety and environmental benefits, excellent cleaning performance, proven equipment technology, commercial practicality, and a reduced regulatory burden.

Highlights of the federal regulatory requirements governing the handling and use of DF-2000 fluid, as shown in section I of this booklet, are as follows:

CERCLA: Not subject to any special reporting under the requirements of the Comprehensive Environmental Response Compensation and Liability Act.

SARA: Not subject to reporting under Title III, Section 313 of the Superfund Amendments and Reauthorization Act.

RCRA: If intended for disposal, this product is not classified as hazardous waste under requirements of the Resource Conservation and Recovery Act.

OSHA: No toxicity labeling is required. Combustible label is required, although product flashpoint is greater than 140° F.

For additional details, please see the information that is included in this package. For further information regarding the use of DF-2000 fluid, please visit www.DF2000.com, or call R. R. Street & Co. Inc. at 1-800-4Streets.

DF-2000 fluid™

The Proven Alternative

When looking for a new cleaning system, you want one that will please customers with exceptional cleaning performance, be economical to buy and operate, and provide an easy transition for your employees. What's more you need a system that provides important health, safety and environmental benefits. DF-2000™ Fluid, coupled with modern equipment technology, specially designed additives, and processes, is the one alternative proven to satisfy all your needs.

■ Proven Cleaning Performance

When it comes to cleaning performance amongst alternatives, DF-2000 Fluid is the clear leader. When used with properly designed processes, additives and equipment, it provides unsurpassed soil removal.

■ Proven Equipment Technology

Equipment makers have more experience with DF-2000 Fluid than any other type. Modern filtration, distillation, solvent recovery, water separation and safety technologies are refined and well developed to give you reliable, trouble-free operation.

■ Proven Additive Technologies

Detergent and Fabric Finish additives are essential to provide important enhancements to cleaning performance in any drycleaning system. DF-2000 Fluid is the only alternative solvent technology that is supported by a comprehensive system that includes proven additives and widely available technical support. That means you get cleaning technology you can rely on to perform for now and the future.

■ Consistent, Premium Quality

DF-2000 Fluid is a synthetic hydrocarbon that is manufactured and packaged to high standards of consistency and purity, to deliver the same high quality performance time after time. What's more, it's virtually odorless, so you won't have to worry about a solvent or chemical smell in your customer's clothes.

■ Gentle on Dyes, Safer on Trims

The gentle cleaning action of DF-2000 Fluid is safer for most dyes and trims, so you can rely on it to safely clean a wider range of fancy and fragile articles.

■ Friendly

Drycleaning systems based on DF-2000 Fluid are so dependable and easy to use, you might say they are friendly to everyone: landlords, owners, operators and customers. It's the one alternative solvent that you can look to for peace of mind.

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ExxonMobil
Chemical

STREET'S®
www.4streets.com

INTERMEDIATES REGULATORY FACT SHEET

Hydrocarbon Fluids
Rev. 1: 04/2007

ExxonMobil
Chemical

DF-2000™ Fluid

International Regulatory Information

- **Canada**
Listed on DSL: Yes
Transportation of Dangerous Goods:
Not Regulated in Canada
WHMIS Status:
Class B, Division 3: Combustible Liquids
Hazardous Products Act:
Heavy Naphtha - Hydrotreated
CAS# 64742-48-9, 100%
- **Europe**
EINECS Number: 292-460-6
CAS Number: 90622-58-5
EU Classification/Labeling (67/548/EC)
Harmful/Xn,
Risk Phrases: R65, R66,
Safety Phrases: S23, S24, S62
- **Asia Pacific**
Australia: Listed 64742-48-9
Japan:
MITI Number: 9-1689 (U.S. Source)
MITI Number: 9-1690 (E.U. Source)
Korea: Listed 64742-48-9
Philippines: Listed 64742-48-9
China: Listed 64742-48-9

Facts About Frequently Asked Customer Questions

- This product is produced entirely from petrochemical sources.
- This product neither contains nor comes in contact with any material of animal or vegetable origin, nor does it contain or come in contact with any material that is genetically modified.
- The feedstock, catalysts, and process chemicals used in the manufacture of this product do not contain any material of possible allergen, including natural rubber, wheat/gluten, eggs, milk, soy, tree nuts, fish and crustaceans.
- This product complies with the requirements of the European Restriction of Hazardous Substances (RoHS) Directive 2002/95/EC.
- This product is not routinely tested for the presence of Coalition of Northeastern Governors (CONEG) heavy metals, however, available analyses show that the combined concentration of lead, cadmium, mercury and hexavalent chromium is less than three parts per million.
- This product is not routinely tested for the presence of flame retardants (PBBs or PBDEs). However, based on knowledge of the feedstock, catalysts, and process chemicals used in the manufacture of this product, these chemicals are not expected to be present.
- This product is not routinely tested for the presence of phthalates, organo-tins, radioactive substances, pesticides, dyes, PCBs, or halogenated substances. Based on product composition knowledge, these chemicals are not expected to be present.

This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process. Such information is, to the best of our knowledge and belief, accurate as of the date compiled. However, no representation, warranty or guarantee is made as to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for his own particular use. We do not accept liability of any loss or damage that may occur from the use of this information, nor do we offer any warranty against patent infringement.

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INTERMEDIATES REGULATORY FACT SHEET

Hydrocarbon Fluids
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DF-2000TM Fluid

- This product is not routinely analyzed for any of the substances listed as carcinogens or reproductive hazards in the State of California's Safe Drinking Water and Toxic Enforcement Act of 1986 (commonly known as Proposition 65). To the best of our knowledge, this product may contain benzene, toluene, naphthalene, and ethylbenzene, which are among the substances listed under California's Proposition 65. These substances are also listed on the Hazardous Substance Lists for the states of New Jersey, and Pennsylvania, and the IFRA restricted list. The typical concentrations (ppm) are provided below.

Benzene	< 0.4	Naphthalene	< 1
Toluene	< 0.4	Ethylbenzene	< 1

- No Class I or Class II Ozone-Depleting Substances are used in the manufacture of this product. Some of these substances may be used at some manufacturing sites, but only in direct support of manufacturing; e.g., as refrigerants and in fire suppression systems which the U. S. Environmental Protection Agency defines as non-contact incidental uses and exempt from the labeling requirements.
- ExxonMobil Chemical Company has established a comprehensive management system called Operations Integrity Management to protect the safety and health of our workers and the public and preserve the environment. Lloyd's Register Quality Assurance, Inc. has stated that the environmental components of ExxonMobil's Operations Integrity are consistent with the intent and meet the requirements of the ISO-14001 Environmental Management System Standard.
- Shelf life is dependent on storage and handling conditions. Since these conditions are beyond our control once the product leaves our facilities, shelf life is not a guaranteed property. However, we do recommend annual and/or periodic testing if your process is sensitive to a specific parameter.

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DF-2000™ FLUID

SUMMARY

- | | |
|--|--------------------------------------|
| • Physical Degradation (Atmospheric): | Rapid |
| • Biodegradation: | Moderate |
| • Acute Toxicity to Aquatic Organisms: | Not Expected |
| • Chronic Toxicity to Aquatic Organisms: | Not Expected (from a single release) |

ExxonMobil Chemical Drycleaning Fluid 2000 (DF-2000™ Fluid) released to the environment is calculated to partition largely to the air with the remaining small percentage of residue expected to partition between soil and sediment. Volatilization from water to the air is calculated to occur at a relatively rapid rate for DF-2000™ Fluid based on its Henry's Law constant. Once in the air, DF-2000™ Fluid is expected to degrade rapidly based on a calculated atmospheric half-life of less than one day.

Under natural conditions a significant proportion of DF-2000™ Fluid released to the environment will volatilize from water and soil systems in a few days. In a wastewater treatment facility where air stripping is used, DF-2000™ Fluid is expected to volatilize at a higher rate. Non-volatilized product in the natural environment or in a wastewater treatment facility will biodegrade at a moderate rate and not persist.

DF-2000™ Fluid is not expected to cause acute aquatic toxicity. Because of the low water solubility of this product and the expected partitioning of residues to air, chronic exposure of aquatic organisms in the water column to residues of DF-2000™ Fluid is unlikely. As a result, long-term adverse effects to aquatic organisms are not expected given a non-continuous (e.g. accidental release) emission source.

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Issue Date: 9-Jan-03
Revision Number: 1a

MEMORANDUM

DATE: NOVEMBER 4, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: REVISIONS TO DOCKET ITEM #2: SUP#2015-0098,
408 East Glebe Road and 3006 Jefferson Davis Highway

This memo contains a revision to Condition 17 of the staff report for Docket Item #2. This is a request to add an on-site laundry and dry cleaning operation to an existing dry cleaning business, offering only pickup service, in the Oakville Triangle/Route 1 Corridor Plan area.

Given that the proposed business is located in this recently adopted overlay within the Potomac West Small Area Plan, Condition 17 recommends an administrative, five year SUP review in November 2020 and a docketed, ten year review by the Planning Commission and City Council in November 2025. After further analysis of the Oakville Triangle/Route 1 Corridor Plan timeline and review of a recent administrative SUP approval for a restaurant in July 2015 at the subject parcel, staff recommends that the Planning Commission substitutes September 2025 for November 2025 as the scheduled time for the second SUP#2015-0098 review for consistency with the previously approved SUP at the site.

Additionally, staff recommends that future SUPs proposed in the Oakville Triangle/Route 1 Corridor Plan area similarly contain a condition for an administrative, five year review as well as a docketed review at the fixed date of September 2025. The Planning Commission and City Council, therefore, will have the opportunity to evaluate all Oakville Triangle/Route 1 Corridor area SUP uses, approved after July 2015, for compatibility with the overlay plan and the redevelopment potential of the sites at the September 2025 meetings.

Staff recommends approval of SUP#2015-0098 subject to the SUP conditions that appear in the report with a revision to Condition 17 as follows:

17. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from the date of approval (November 2020), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit, ~~ten years from the date of approval (November 2025)~~ in September 2025, in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)