

Docket Item # 14
SPECIAL USE PERMIT #2002-0007Planning Commission Meeting
April 2, 2002

ISSUE: Consideration of a request for a special use permit for a restaurant with off-street parking reduction.

APPLICANT: Marylisa Damiani

LOCATION: 1501 Mt. Vernon Avenue

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, APRIL 2, 2002: On a motion by Mr. Robinson, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Conditions #10 and #24. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, agreed with the applicant's request to store wood for the restaurant oven outside, and required the removal of the existing sign currently fixed to the Nelson Avenue (southern) side of the subject building in response to neighborhood concerns

Speakers:

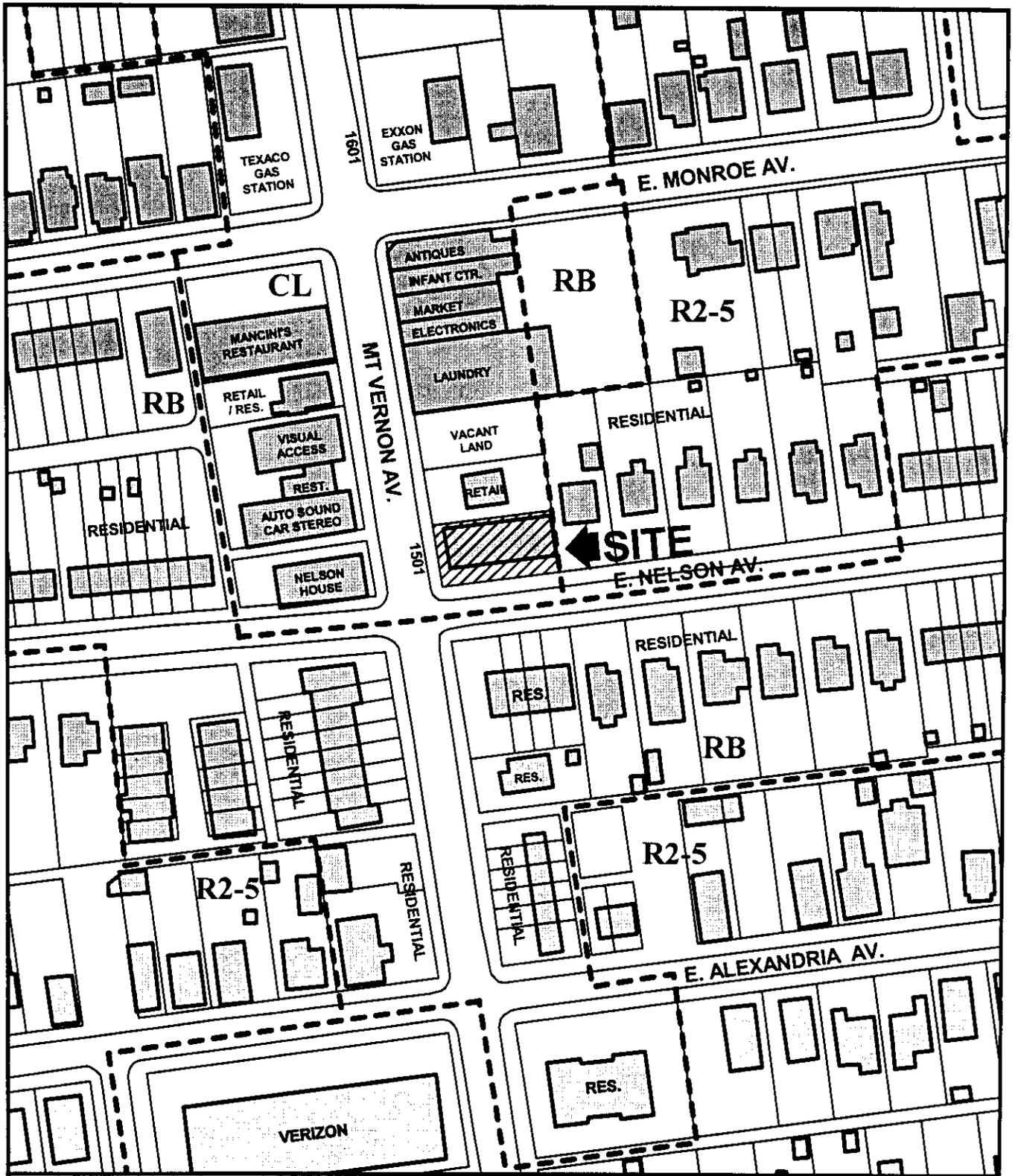
Ms. Marylisa Damiani, applicant, Mr. Anthony Damiani, applicant's attorney, and Mr. Dan Mitchell spoke on behalf of the application. Mr. Damiani requested that Condition #10 be amended to allow for storing wood outside the building, and asked that the applicant be able to retain the existing sign on the Nelson Avenue side of the proposed restaurant building.

Ms. Amy Slack, of the Del Ray Civic Association, spoke in support of the application subject to the conditions included in her letter (attached). The conditions of the Del Ray group's support included a prohibition on signs on the Nelson Avenue side of the subject building.

Ms. Pat Miller, of the Potomac West Business Association, voiced support for the parking reduction request and the proposed restaurant.

Mr. Joseph Levine, a neighbor of the proposed restaurant site, objected to any sign on the Nelson Avenue side of the property since a sign would be a nuisance to the adjacent residential properties along the south side of Nelson Avenue that face the proposed restaurant.

Mr. John Shettel, a neighbor of the proposed restaurant site, objected to the retention or replacement of the existing sign fixed to the Nelson Avenue side of the subject building.



SUP #2002-0007

04/02/02



STAFF RECOMMENDATION:

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. Seating shall be provided for a total of no more than 68 patrons, including both indoor and outdoor dining areas. (P&Z)
3. Outside dining facilities are permitted in front of the restaurant along Mount Vernon Avenue, generally consistent with the applicant's proposal. Outdoor dining activities shall not encroach upon the right-of-way. (P&Z) (T&ES)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. No delivery service is permitted. (P&Z)
6. The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Tuesday through Thursday, 7:00 a.m. to 10:00 p.m. Friday and Saturday, 7:00 a.m. to 3:00 p.m. Sunday, and closed on Monday. (P&Z)
7. No trash pick-up or loading or unloading operations may occur between 6:00 p.m. and 8:00 a.m. daily. (P&Z)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
9. Alcoholic beverages shall be sold for on- and off-premise consumption. The on-premise consumption shall be limited to beer and wine. The off-premise consumption shall be limited to wine, which may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z) (Police)
10. **CONDITION AMENDED BY PLANNING COMMISSION:** No food, beverages, or other material, except wood used to fuel the oven, shall be stored outside. (P&Z) (PC)

11. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
12. Any dumpster used on-site shall be screened to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
13. The applicant shall obtain, at her expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES Engineering Division (703/838-4318) for information. (T&ES)
14. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
16. The applicant shall control cooking 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)
17. No amplified sound shall be audible at the property line. All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (P&Z)
18. The applicant shall require her employees who drive to work to use off-street parking. (P&Z)
19. The applicant shall post signs directing patrons to the availability of off-site parking made available by the applicant at the Burke and Herbert Bank located at 306 East Monroe Avenue. (P&Z)
20. The applicant shall redesign, repair and stripe the parking lot in a manner generally consistent with staff's attached plan (dated March 2002) to the satisfaction of the Directors of the Department of Transportation and Environmental Sciences and the Department of Planning and Zoning. (T&ES) (P&Z)

21. When the City proceeds with its streetscaping and utility undergrounding program for this area, the applicant shall participate in such program for the purpose of installing masonry paving in accordance with Mt. Vernon Avenue Design Guidelines. The applicant shall pay the City of Alexandria to install masonry pavers from the edge of the public right-of-way to the front building wall of the restaurant (on private property). (P&Z) (T&ES)
22. The applicant shall provide and maintain in good condition landscaping generally consistent with staff's attached plan (dated March 2002) and to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
23. The applicant shall contribute \$500 to the City for the City's installation of two street trees in front of 1501 Mount Vernon Avenue to the satisfaction of the Director of the Department of Planning and Zoning and the City Arborist. (P&Z)
24. **CONDITION AMENDED BY PLANNING COMMISSION:** All exterior signs and exterior architectural changes shall be reviewed by the Department of Planning and Zoning for compliance with the Mount Vernon Avenue Urban Design Guidelines. The existing sign on the Nelson Avenue side (southern side) of the subject building shall be removed and no sign shall be permitted on this same side of the subject building. (P&Z) (PC)
25. The applicant shall screen and place the exterior mechanical equipment to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
26. The applicant shall maintain the existing brick wall located at the southeast corner of the subject lot or replace it with a similar size structure or landscaping to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
27. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)
28. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)

29. Alterations or repairs to existing exterior lighting fixtures or new exterior lighting fixtures shall be shielded so as not to cause glare onto adjacent residential properties. (T&ES) (P&Z)
30. The Director of Planning and Zoning shall review the special use permit one year after the use becomes operational 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, (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 Notes:

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.

DISCUSSION:

1. The applicant, Marylisa Damiani, requests special use permit approval for the operation of a restaurant with a parking reduction at 1501 Mount Vernon Avenue.
2. The subject property is one lot of record with 54 feet of frontage on Mount Vernon Avenue, 103 feet of depth and a total lot area of 5,562 square feet. The site is developed with a one story, masonry commercial building. The existing building is vacant. An automobile parts store previously operated at the site. Residential uses lie to the east, south and west of the subject property. Commercial uses line Mount Vernon Avenue to the north.
4. The applicant requests special use permit approval to operate a restaurant with table and take-out service. No delivery service, including catering delivery, is proposed. Indoor seating and outdoor seating will be provided for a total of 68 seats (12 outdoor and 56 indoor). The outdoor dining area will be located on private property in front of the restaurant along Mount Vernon Avenue. No bar area or bar seating is proposed. A maximum of five employees will be on site at one time.
5. The proposed hours of operation are 7:00 a.m. to 9:00 p.m. Tuesday through Thursday, 7:00 a.m. to 10:00 p.m. Friday through Saturday, 7:00 a.m. to 3:00 p.m. Sunday, and closed Monday. The applicant intends to offer breakfast, lunch, dinner and Sunday Brunch.
6. The on- and off-premise sale of alcohol is requested. The on-premise alcohol sales will include beer and wine. The off-premise alcohol sales will include only wine. No sale of liquor is proposed. No bar area or bar seating is proposed.
7. No live entertainment is proposed.
8. The proposed outdoor seating will be provided during the warm months of the year, and will include 12 of the total 68 restaurant seats. The 12 outdoor seats will be taken from the inside of the restaurant and placed outdoors in front of the restaurant. The left-over space inside the restaurant will then be used for a seasonal vegetable stand.
9. The applicant plans to alter the facade of the building, and add flower boxes and tree planters outdoors. No expansion of the building is proposed.

10. Loading and unloading operations will occur on-site four to five times daily, Monday through Friday, between 8:00 a.m. and 4:00 p.m. The applicant has designated a side entrance towards the rear of the property for loading and unloading.
11. The dumpster is located along the Nelson Avenue side of the building towards the rear. The applicant will screen this dumpster with a fence. The trash will be stored in the dumpster and collected twice a week in the summer and once a week during the rest of the year.
12. Th applicant intends to control litter by making garbage cans available for patron use outside the restaurant as well as inside and by having employees clean up any litter on the restaurant site.
13. The applicant also requests special use permit approval for a parking reduction. Pursuant to Section 8-200(A)(8) of the Zoning Ordinance, restaurants must provide one parking space for each four seats. The applicant proposes 68 seats and is thus required to provide 17 parking spaces. There are eight spaces located on the subject property. (Please see the applicant's plan submitted with the application for further clarification.) The applicant is asking to reduce the parking requirement by nine spaces.

The applicant has an agreement with the Burke and Herbert Bank, located one block away at 306 East Monroe Avenue, to use their parking lot to provide nine off-street parking spaces for Saturday nights and all day and night Sunday. This parking will be free of charge and available for an indefinite length of time. The applicant also has an agreement to park one car anytime everyday at a relative's house at 410 East Nelson Avenue. The restaurant will only have three employees when it opens and they will commute together in one car and park at 410 East Nelson Avenue location, and then walk the half block to the restaurant. The applicant is one of the three initial employees and does not expect to add employees immediately, but will add them, likely a maximum of two more employees, when business creates such a necessity.

The applicant also indicates in the application that street parking is available along Mount Vernon Avenue, that the restaurant site is accessible by bus and train lines (Braddock Metro Station), that many patrons are likely to walk from their homes in adjacent residential neighborhoods, and that they will be providing a bike rack.

14. Pursuant to Section 8-200(B), the applicant is required to provide one off-street space for standing, loading and unloading purposes. The applicant will provide one off-street loading and unloading space in the on-site parking lot.

15. Zoning: The subject property is located in the CL (Commercial Low) zone. Section 4-100 of the zoning ordinance allows a restaurant in the CL zone only with a special use permit. Section 8-100(A)(4) allows a reduction of the parking requirement with a special use permit.
16. Master Plan: The proposed use is consistent with the Potomac West chapter of the Master Plan which designates the property for commercial use. The use is also subject to the Mount Vernon Urban Design Guidelines.

STAFF ANALYSIS:

Staff supports the special use permit application for a restaurant and a parking reduction at 1501 Mount Vernon Avenue. The proposed restaurant is precisely the type of neighborhood serving, small scale use that the City and the neighborhood have worked together to attract and support. Revitalization efforts for Mount Vernon Avenue were started in the 1970s, continued through the 1980s with the City's Commercial Revitalization Program, and were memorialized in the City's 1992 Potomac West small area plan and the CL zone, designed especially for Mount Vernon Avenue.

A specific goal of the small area plan was to revitalize and support neighborhood oriented, small scale retail and office uses, as opposed to uses that cater to a regional market beyond the neighborhood. Therefore, the small area plan specifically called for "replacing the commercial C-2 zoning with zones which emphasize low scaled neighborhood serving uses." One of the principal distinctions between the prior C-2 zoning and the current CL zoning is that automotive uses are no longer permitted. While the prior automotive parts retail use on the subject site was not inconsistent with the small area plan or zoning, the proposed change of use signals a shift away from the automotive use theme on the Avenue towards one that caters to pedestrians and serves the nearby residential neighborhood.

While staff is supportive of the use itself in this case, it also applauds the applicant's willingness to improve the building and the site to make it more attractive. Staff has worked in a coordinated way with the applicant regarding changes to the design of the parking lot and the site which will not only upgrade the site's appearance but also answer some concerns of the neighborhood. (Details are discussed below.) The case therefore echoes the work by the City and the community on Mount Vernon Avenue over the years, which has included streetscape improvements in the form of masonry pavers, undergrounding of utilities and periodic work with store owners on facade and signage improvements. The Hochberg center immediately north of the subject site competed and obtained a grant two years ago which enabled it to upgrade the facade with awnings and consistent signage. In addition, the City's adoption in 1993 of Urban Design Guidelines for Mount Vernon Avenue has assisted individual businesses and staff deal with issues on individual sites such as this one.

Finally, staff notes that in order to allow the use and the upgrade of the site, a parking reduction is necessary. Staff supports the reduction because it believes that it will not cause a significant parking problem in the neighborhood and because, on balance, it believes that the ultimate parking solutions for Mount Vernon Avenue will not be found on a site by site basis. Nevertheless, staff acknowledges the potential for parking issues and the potential for business customers parking on residential streets.

Staff has several recommendations regarding the requested parking reduction, the operation of the restaurant, and site improvements. These recommendations are discussed in detail below. The applicant has reviewed and agreed to the following recommendations.

Parking Requirement Reduction: Staff supports the request for a parking requirement reduction based on the neighborhood serving nature of the proposed business, the availability of the on-site parking lot, the on-street parking along Mount Vernon Avenue, and the additional off-site parking provided by the applicant at the Burke and Herbert Bank located at 306 East Monroe Avenue and 410 East Nelson Avenue. Staff is concerned that parking problems could arise over time as the restaurant's business grows and as more businesses redevelop property in the same block. Staff, therefore, recommends that the parking reduction be granted but carefully revisited by staff one year after the restaurant begins operating. By that time, nearby residents will have had the opportunity to experience possible parking problems and notify staff of these problems. The applicant should be aware that substantial parking problems in the neighborhood related to the restaurant are likely to necessitate changes in the special use permit. These changes could require, but are not limited to, the applicant establishing alternate parking arrangements. In the interim, staff has recommended conditions directing patrons to the Burke and Herbert lot and requiring that employees not park on the street to assist with the parking issue.

Staff has proposed a landscape plan that calls for changing the parking lot layout. The purpose of this change is to allow for landscape beds recommended by the Mount Vernon Urban Design Guidelines to screen the parking and to enable vehicle maneuvering without the necessity of back-out parking. Some neighbors have voiced concerns over the safety of the existing parking lot because cars have had to back over the sidewalk and into the road to turn into a travel lane. The changes proposed by staff for the parking lot will reduce the amount of parking by two spaces, leaving a total of six spaces and a loading zone, but they will provide an attractive and safer parking lot, and thereby meet several of the goals of the urban design guidelines as well as the Zoning Ordinance.

Noise Impacts: Staff is concerned that patrons dining outdoors might be too noisy for people living on the adjacent three corners of Mount Vernon and Nelson Avenues. Staff recommends that the outdoor dining be permitted but carefully revisited by staff one year after the restaurant begins operating. By that time, nearby residents will have had the opportunity to experience any positive or negative aspects related to the outdoor dining and to relay any concerns to staff at the Department of Planning and Zoning. The applicant should be aware that substantial noise problems caused by the outdoor dining could be reason for greatly limiting or completely eliminating the outdoor dining during the one year review.

Staff is also concerned that garbage collection trucks and delivery trucks may make noise that disturbs residents in the early mornings and evenings. In an effort to limit the possibility of such noise becoming a nuisance for adjacent residents staff recommends that no dumpster or loading and unloading operations occur in the evenings or early mornings, and has included a condition to this effect.

Site Improvements: The Mount Vernon Avenue Urban Design Guidelines apply to the subject property. These guidelines address, among other items, the streetscape, parking and access, signs and architectural character. Staff has applied the guidelines to the subject site and recommends the improvements listed below. Most of these improvements are also shown on staff's recommended landscape plan dated March 2002 (see attached).

- Install masonry pavers from the edge of the public right-of-way to the front building wall of the restaurant. Staff recommends that the applicant pay the City to do this work when the City begins its utility undergrounding and streetscape program in this area. The next and last phase of the City's utility undergrounding program for Mount Vernon Avenue is the area between Bellefonte and East Nelson Avenues.
- Pay the City to add two street trees in the public right-of-way along Mount Vernon Avenue. These trees will extend the line of street trees already planted on this block.
- Redesign the parking lot, as shown on staff's plan to provide room for internal maneuvering so that cars do not have to back over the sidewalk and into the street to move into a drive lane.
- Add one street tree on private land on the south side of the parking lot, as shown on staff's plan.
- The applicant has already offered to erect a bike rack on private property, and staff is supportive of this idea.

- Screen the parking lot with plant materials rising to a minimum height of 36" to 42". The shrubbery will beautify the site and shield the parking lot from the residential neighbors' views. Staff also recommends that the existing five foot plus brick wall standing on the southeast corner of the lot remain. The brick wall provides a substantial buffer between the restaurant site and the adjacent home.
- Screen lighting so that it is not a nuisance to adjacent residents.
- Screen the dumpster and pick up litter on the regular basis so that the site is a clean sight for adjacent residential property owners and tenants.
- All exterior signs and any architectural changes should be reviewed by the Department of Planning and Zoning staff for compliance with the urban design guidelines. To address questions raised by the Del Ray Citizens Association, Board of Architectural Review staff has visited the subject building and found that it is not likely eligible for the registers of historic resources at either the local, state or federal levels. Therefore, staff has no objection to changing the facade but will review it for compliance with the guidelines.

Finally, staff requests that the applicant work closely with the adjacent homeowner, located next door on Nelson Avenue, to resolve any noise and water problems that could occur from roof mounted mechanical equipment. Noise and water from roof mounted mechanical systems have caused problems for the adjacent home owner in the past. The last tenant, the auto parts store, moved the mechanical equipment to the parking lot to adjust for this nuisance. The proposed restaurant tenant seeks to put the mechanical equipment back up on the roof, and the adjacent homeowner is very concerned about this. The applicant has told staff that they are working to locate the roof top mechanical equipment in the middle or towards the front of the building at the roof level.

Staff recommends approval of this special use permit application subject to the list of conditions it has suggested.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 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.
- R-1 The applicant shall repair and stripe the parking lot to the satisfaction of Director of T&ES.
- R-2 Outdoor dining activities shall not encroach upon the right-of-way.
- R-3 Applicant shall obtain, at their expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES Engineering Division (703/838-4318) for information.
- R-4 All loudspeakers shall be prohibited from the exterior of the building.
- R-5 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-6 The applicant shall control cooking 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.
- R-7 Alterations or repairs to existing exterior lighting fixtures shall be shielded so as not to cause glare onto adjacent residential properties.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alteration details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.
- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of VUSBC 313.0
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building. This requires separate handicapped bathroom facilities for men and women.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.

- C-8 A rodent control plan shall be submitted to this office for review and approval. This plan shall include the following components.
- (a) Trash, storage, control and removal measures.
 - (b) Foodstuff storage
 - (c) Rodent baiting.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, chapter 2, Food and Food Establishments, There is a \$135.00 fee for review of plans for food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers Must be on duty during all hours of operation.
- C-6 Provide a menu or list of foods to be handled at this facility to the Heath Department prior to opening.
- C-7 This facility must comply with the Consumer Advisory requirement regarding the consumption of raw or undercooked animal foods, Alexandria Food Code 3-603.11.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.

R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:

1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2002-0007

[must use black ink or type]

PROPERTY LOCATION: 1501 MOUNT VERNON AVE. ALEXANDRIA 22301

TAX MAP REFERENCE: 043.02-10-22 ZONE: CL

APPLICANT Name: MARYLISA DAMIANI

Address: 8002 IMPERIAL RD. ALEXANDRIA, VA 22309

PROPERTY OWNER Name: HILARY OR MARY WHITLEY

Address: 1105 VILLAMAY BLVD. ALEXANDRIA, VA 22307

PROPOSED USE: RESTAURANT WITH EAT-IN AND
CARRY-OUT SERVICE

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

MARYLISA DAMIANI
Print Name of Applicant or Agent

[Signature]
Signature

8002 IMPERIAL RD
Mailing/Street Address

703-548-0981
Telephone # Fax #

ALEXANDRIA VA 22309
City and State Zip Code

1-20-02
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

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.

MARYLISA DAMIANI, 8002 IMPERIAL RD,
ALEXANDRIA, VA 22309

DANIEL LILHENS, 8002 IMPERIAL RD,
ALEXANDRIA, VA 22309

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 - *See attached*

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

See attached

NARRATIVE DESCRIPTION

3. Here, old mixes with new. The decor will be subdued hues of burnt orange, dark green and wood tones; reminiscent of an Old World Marketplace. The trompe l'oeil will be a wood-fired pizza hearth responsible for fresh pizzas and select menu items. The concept is gourmet take out (Heat and Eat) combined with wood-fired pizzas, soups, sandwiches, salads and pasta. The food offered will be healthy options for people with limited time to cook or eat. We plan to offer lunch, dinner, and Sunday Brunch. Our proposed hours are: Tuesday-Thursday 9am-9pm, Friday-Saturday 9am-10pm, Sunday 9am-3pm, Monday- Closed.

Our goal is to become part of Del Ray. We plan to market to the citizens of the neighborhood; to encourage them to come, to talk to the chefs, and to eat good food. We want them to be able to eat a casual dinner or plan a fancy dinner party from our take-out deli case. There will be no delivery service; it will be dine-in or take-out only. We expect to serve approximately 40 patrons at lunch and 40 at dinner with 68 being our full capacity per shift.

We plan to offer patio dining during the warmer months of the year. The total number of outdoor seating will be limited to twelve people. During this time, we will eliminate those seats from the inside of the building, providing room for a seasonal vegetable stand. Our seating capacity will not exceed 68 seats.

During any given shift, there will be a maximum of five employees at the restaurant. Beer and wine will be served on the premises. We will offer wine, not beer, for retail sale. We plan to sell the alcohol at prices just high enough discourage inappropriate behavior. No standing room will be provided to drink alcohol only. We will not have a bar, a television, or late hours. With no live entertainment offered, noise levels will be limited to normal voice levels and background music. There will be no external music. The only external odors will be that of the wood-burning oven and food smells from the hood vents.

We plan to resurface the front exterior of the building to better suit the aesthetics of Del Ray. There will be flower boxes along the front and side of the building. We plan to put three tree planters on the patio (NW side of building) to provide a noise barrier as well as privacy for the diners.

The building has eight parking spaces on premises, including one designated handicapped space and one loading space. We are applying for a reduction of nine

parking spaces. Upon surveying the neighborhood, we noted that there are 24 two-hour parking spaces along Mount Vernon Avenue, between East Nelson and Monroe Avenues. Most of the residences in the immediate area have adequate driveways that seem to be used. Street parking seems readily available during most hours of the day.

Desiring to become part of the community, we will provide a bike rack for patrons who choose alternate means of transportation. There is a Metro Bus stop in front of the proposed site and Braddock Metro station is within 1 mile. We expect, however, that most of our clientele will be within walking distance of the restaurant. Our menus (see attached sample menus) encourage a quick meal. There will be little opportunity for multi-course dining, thereby making the time spent in the restaurant fairly short. Also, with the take-out deli case, many patrons will not stay to eat. We expect most of our business to be during lunch and soon after 5pm.

We expect to receive deliveries between 8-11am and 2-4pm, four to five times daily, Monday- Friday. There is a separate door designated for these deliveries. The street access is adequate for the building, so no traffic changes are proposed.

The dumpster for the restaurant will be 5'X7' enclosed in a fenced area. The dumpster will not be visible from the street. The garbage generated will be mostly food scraps, paper supplies, and disposable containers. The garbage will be collected once weekly throughout most of the year and twice weekly through the summer months to prevent odors. To prevent street litter, we will provide exterior garbage cans for patrons' use. We will schedule employees to clean the area in front of the restaurant twice daily. All cleaning products used on site will be eco-friendly.

Safety of our patrons is very important to us. To ensure this, we will provide adequate flood lighting in front of the building and along the parking lot. One streetlight currently stands over the on-site parking area. The alarm system will include two emergency switches inside the restaurant.

The restaurant will have a positive impact on the neighborhood. It will give the citizens of Del Ray a place to come have their food questions answered by professional chefs, buy dinner for four, take home a pizza and a bottle of wine, or have a quick sandwich before a movie. It will also give them a place to enjoy brunch on Sundays or a nice dinner on the weekend. We will clean up the corner of East Nelson Avenue and Mount Vernon Avenue and bring more flowers to Del Ray. We hope to be part of the revitalization effort occurring in the Del Ray community.

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

40 PATRONS LUNCH, 40 PATRONS DINNER NORMALLY
WITH UP TO 68 FOR FULL CAPACITY PER SHIFT

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

3-5 EMPLOYEES PER SHIFT

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

Day:

Hours:

MONDAY
TUESDAY-THURSDAY
FRIDAY, SATURDAY
SUNDAY

CLOSED
7am - 9pm
7am - 10pm
7am - 3pm
MO 3/8/02

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

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

VENTILATION FAN, HEATING & COOLING UNITS ALL
ROOF MOUNTED. NORMAL VOICE LEVELS FROM
PATRONS. NO EXTERNAL MUSIC. WILL CONFORM TO
CITY CODE.

B. How will the noise from patrons be controlled?

NORMAL OPERATIONS WILL NOT GENERATE
PATRON NOISE ABOVE A NORMAL LEVEL

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

WOOD BURNING OVEN & FOOD COOKING. NO OFFENSIVE
ODORS WILL RESULT FROM THIS USE; EXCEPT THAT
OF TRASH, WHICH WILL BE FENCED IN AND, DURING
THE SUMMER MONTHS, COLLECTED MORE FREQUENTLY

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?

FOOD SCRAPS, PAPER SUPPLIES,
DISPOSABLE CONTAINERS

B. How much trash and garbage will be generated by the use?

5 cubic yards - 9 cubic yards per week

C. How often will trash be collected?

2 TIMES PER WEEK DURING SUMMER TO PREVENT ODORS
1 TIME PER WEEK REST OF YEAR

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

OUTSIDE GARBAGE CANS FOR PUBLIC USE ON
PROPERTY AS WELL AS EMPLOYEE CLEAN-UP
DUTIES.

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:

N/A

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:

ZEP 062852 DETERGENT 4 GAL/MO. DRAIN SAFE MSDS
ZEP 062552 SANITIZER 2 GAL/MO. DRAIN SAFE MSDS Attached
ZEP 060752 DEGREASER 2 GAL/MO. DRAIN SAFE MSDS Attached

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

IN ADDITION TO STREET LIGHTS, PARKING AREA WILL BE
WELL LIT WITH FLOODLIGHTS. ALARM SYSTEM WILL
INCLUDE EMERGENCY SWITCH IN TWO LOCATIONS.

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

BEER AND WINE SALES ON PREMISES.
WINE SALES OFF PREMISES.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

17

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

 Standard spaces

7 Compact spaces

1 Handicapped accessible spaces.

 Other.

C. Where is required parking located? on-site off-site (check one)

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

N/A

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.

D. 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. SEE ATTACHED

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? SOUTHEAST SIDE OF BUILDING

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

8 AM - 11 AM AND 2 PM - 4 PM

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

APPROXIMATELY 4-5 TIMES PER DAY

MONDAY - FRIDAY

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?

STREET ACCESS 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

How large will the addition be? N/A square feet.

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

2950 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2950 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: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 68 At a bar: N/A Total number proposed: 68

2. Will the restaurant offer any of the following?

 alcoholic beverages YES beer and wine (on-premises)
YES beer and WINE (off-premises) WINE ONLY

3. Please describe the type of food that will be served:

SANDWICHES, PIZZA, SOUP, SALAD. FULLY PREPARED
TAKE OUT FOOD SOLD COLD & READY TO HEAT.
SUNDAY BRUNCH. SEE ATTACHED MENUS

4. The restaurant will offer the following service (check items that apply):

table service bar carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? Yes. No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? Yes. No.

If yes, please describe: N/A

Litter

The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant. **SEE ATTACHED LITTER MANAGEMENT PLAN**

Alcohol Consumption and Late Night Hours

1. Maximum number of patrons shall be determined by adding the following:

	<u>68</u>	Maximum number of patron dining seats
	—	Maximum number of patron bar seats
+	—	Maximum number of standing patrons
	<u>68</u>	
	<u>68</u>	Maximum number of patrons

2. 5 Maximum number of employees by hour at any one time

3. Hours of operation:
(check one)

- Closes by 8:00 P.M.
- Closes after 8:00 P.M. but by 10:00 P.M.
- Closes after 10:00 P.M. but by Midnight
- Closes after Midnight

[Closing time means when the restaurant is empty of patrons.]

4. Alcohol Consumption:
(Check one)

- High ratio of alcohol to food
- Balance between alcohol and food
- Low ratio of alcohol to food

Litter Management Plan
1501 Mount Vernon Ave.
Alexandria, VA 22301

To prevent street litter, indoor and outdoor garbage cans will be provided for patrons. The garbage cans will be easily accessible and emptied throughout the day.

The area in front of the restaurant will be cleaned at the beginning and the end of each day. Employees will be scheduled cleaning duties throughout the day for picking up any stray litter.

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

9 STANDARD SPACES. STREET
PARKING ALONG MOUNT VERNON AVE.

2. Provide a statement of justification for the proposed parking reduction. 17 SPACES
ARE REQUIRED FOR 68 SEATS. FULL CAPACITY WILL
LIKELY ONLY OCCUR DURING LUNCH. EVENING
TRAFFIC IS ANTICIPATED TO BE TAKE-OUT
ORIENTED, IN WHICH CASE, THE 8 CURRENT SPACES
MAY BE SUFFICIENT

3. Why is it not feasible to provide the required parking? ON-SITE PARKING
LOT WILL ONLY ACCOMMODATE 8 SPACES

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

SEE ATTACHED PARKING MANAGEMENT PLAN

**Parking Management Plan
1501 Mount Vernon Ave.
Alexandria, VA 22301**

The proposed use for 1501 Mount Vernon Ave. is a restaurant with 68 seats. There are 8 parking spaces on site including 1 handicapped space and one loading space. We are asking for a reduction of 9 spaces.

We expect on-street parking to occur on the 1500 block of Mount Vernon Ave. There are 24 2-hour spaces along this block. The businesses located at 1503, 1508, and 1509 Mount Vernon Ave have off-street parking. 1505 Mount Vernon Ave is currently an empty lot.

We expect to reach full capacity only during the lunch hour. The majority of the evening traffic is expected to be take-out, thereby reducing the need for long-term parking spaces for this shift.

We will provide a bike rack for patrons using alternate means of transportation. There is a Metrobus stop in front of 1501 and Braddock Metro is 0.5 miles away. We expect that most of our clientele will be citizens or employees of the Del Ray community and within walking distance.

The residences along East Nelson Ave have adequate driveways that seem to be used. We cannot foresee the need for our patrons to park along East Nelson Ave or along the 1400 block of Mount Vernon Ave. However, street parking is readily available along these blocks.

**Sample Menu for
Heat and Eat Deli Case:**

Chicken Salad
Tuna Salad
Potato Salad
Pasta/ Grain Salad
Vegetable Salad
Sage Bread Pudding
Chive Spaetzle
Spinach and Feta Couscous
Cinnamon Rice Pilaf
Thyme Roasted Potatoes
Garlic Mashed Potato Cakes
Scalloped Potatoes
Stuffed Crepes
Beef Lasagna
Eggplant Lasagna
Mushroom Strudel
Steamed Asparagus
Grilled Portabello Mushrooms

Items done seasonally to reflect local product. Also, special items done for holidays, i.e.-
Sauerbraten and Spaetzle for Oktoberfest, Lamb at Easter, etc

Marinated Green Beans
Antipasto Salad
Olives
Pickled Vegetables
Selected Cheeses
Grilled Salmon
Grilled Marinated Chicken
Peanut Crusted Chicken
Seared Tuna
Beef Pot Roast
Stuffed Pork Loin
Stuffed Chicken Thighs
Pâté- Country Style and Mousse
Gravlax
House-made Sausages

Chocolate Mousse Cake
Cheesecake
Cookies
Angel Food Cake with Fruit
Compote
Pecan Pie
Buttermilk Pie

Sample All-Day Menu

Pizzas

Margherita

Homemade Mozzarella, Tomatoes, and Basil

Antipasto

Prosciutto, artichokes, olives, and fontinella cheese

Vegetable

Fire roasted tomatoes, eggplant, zucchini, crimini mushroom

Sandwiches

Italian Club

Prosciutto, Genoa, Cappicola, Mortadella, Fontinella
on Focaccia with Oregano Vinaigrette

Vegetarian

Grilled Mixed Vegetables on Sesame Flatbread
with a Curry Yogurt Sauce

Grilled Chicken Ciabatta

Sliced Grilled Chicken, Avocado, Bean Sprouts,
Tomato with Tarragon Mayo
with or without Bacon

Soups

Vegetable of the Day

Cream Soup with Chef's Choice

Beef Stew

Asian Broth

Light, seasoned broth with fresh vegetables

Salads

Grilled Chicken Caesar

Baby Greens

entrée or side salad

Beef Tenderloin and Grilled Portobella
with Balsamic Vinaigrette and Pickled Red Onion

Sample Lunch Menu

Appetizers

Ceviche with Fresh Corn Chips
Marinated Fish and Shellfish with vegetables
served on ice

Beef Carpaccio with Grilled Flatbread
with shaved Parmigiano-Reggiano, Arugula,
and Extra Virgin Olive Oil

Seasonal Fruit and Select Cheeses with Crostinis
Chef's Choice

Entrées

Fish Tagine on Couscous
Seasonal Fish marinated, slow roasted
served on a bed of Moroccan couscous and vegetables

Lemongrass Pork Loin
with Ginger Roast Potatoes and Baby Gai Lon

Sage Bread Pudding
on a bed of southern braised greens
and caramelized shallots

After-lunch

Ice Cream
Freshly Churned in Three Flavors

Fruit Trifle
Seasonal Fruits layered with
Whipped Cream and Lady Fingers

Assorted Cookie Plate

Fruit and Cheese Plate

Sample Dinner Menu

Appetizers

**Seared Cotija Cheese with
Tomatillo Relish**

**Smoked Trout Salad
with Toasted Focaccia**

**House Pâté with Macerated Figs
and Homemade Mustard**

Soup and Salad

Field Greens with Marinated Vegetables

Boston Bibb "Waldorf"

Chef's Soup of the Day

Entrées

Roasted Vegetable and Panela Cheese Crepes

**Whole Baked Fish on Cilantro Rice
with Crema Mexicana**

**Roasted Poussin with Braised Greens
and Pecan Sauce**

**Grilled Double Porkchop with
Sweet Potato Roesti**

**Fresh Pasta with Asparagus Tips
and Roasted Garlic Creme**

Fire Roasted Pizza with Eggplant and Chèvre

Desserts of the Day

Sunday Brunch Menu

Assorted Breads, Muffins, and Pastries

Seasonal Fruits

Chef's Cheese Plate

Cured Meats

Preserves

Hot or Cold Cereal

Assorted Nuts and Dried Fruits

Crêpes

Stuffed with your choice of chicken, fruit preserve,
or whipped butter

Omelet

Three egg or egg substitute stuffed with your choice of filling

Eggs Benedict

Two lightly poached eggs on house-cured Canadian bacon and a
homemade English muffin, topped with warm Hollandaise

Sunday Quiche

Light, fluffy quiche with or without meat
Ask about the fillings

Steamed Shellfish w/ Toast

Seasonal and local

House Pasta

Pasta tossed with vegetables with
your choice of warm garlic butter or cream sauce

Afterthoughts

your choice of:

Sorbet, Cookies, Cheese Plate

Chocolate Mousse Cake

Parfait

Beverages

Coffee, Tea, Mimosa, Agua Fresca, Juice

SUP 2002-0007

TO: MARY HASHEMI
FROM: MARYLISA DAMIANI

RE: PARKING FOR 1501 MOUNT VERNON AVE.

NOTES:

Mary

Here are the letter we have received in reference to the parking situation. Call with any questions.

Thanks

Marylisa Damiani

SUP 2002-0007

BURKE & HERBERT BANK & TRUST COMPANY
ESTABLISHED 1852 • CHARTERED 1933

TELEPHONE 703-549-6600

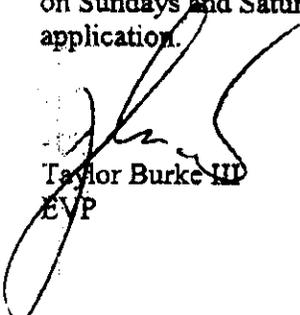
POST OFFICE BOX 268
ALEXANDRIA, VA 22313

February 12, 2002

Food Services Inc
1501 Mt Vernon Avenue
Alexandria, Va 22301

Dear Ms Damiani:

We would be happy to provide nine parking spaces at our Monroe Avenue Branch on Sundays and Saturday evenings for your fine new restaurant. Best wishes for your application.


Taylor Burke III
EVP

SUP 2002-0007

GRENADIER, ANDERSON, SIMPSON & DUFFETT, P.C.

ATTORNEYS AT LAW
TELEPHONE (703) 683-9000

649 SOUTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
FACSIMILE (703) 549-3087

SUITE 130, 11710 PLAZA AMERICA DRIVE
RESTON, VIRGINIA 20190
FACSIMILE (703) 787-8104

ILONA ELY (FREEDMAN) GRENADIER *
CHARLES A. ANDERSON **
STEPHEN K. SIMPSON ***
BENTON S. DUFFETT, III *
ELAINE M. VADAS ****
JOSH S. OURS *
JOHN T. WINKLER, II *
LISA L. LEVI *
ERICA L. MOORE *

* ADMITTED IN VA
** ADMITTED IN VA & CA
*** ADMITTED IN VA MD & DC
**** ADMITTED IN VA & DC

SENDER'S DIRECT E-MAIL
IGRENADIER@VAFAMILYLAW.COM

February 26, 2002

**REPLY TO
ALEXANDRIA OFFICE**

Ms. Marylisa Damiani
c/o Food Services, Inc.
1501 Mount Vernon Avenue
Alexandria, Virginia 22301

Dear Ms. Damiani:

Pursuant to yours of February 21st, 2002, I have checked with Ms. Heckman concerning your request for use of certain parking spaces at Nelson House.

It seems odd that the Land Use Committee knew of three spaces "rarely used."

Nelson House does not have "extra parking." When not in use by tenants, the spaces are often used by management, service personnel and the landlord.

While there is no objection to the opening of a restaurant, it would not be feasible to have your patrons parking on Nelson's lot.

Sincerely,



Donna Broenner
Accountant

DB:vf

3-15-02

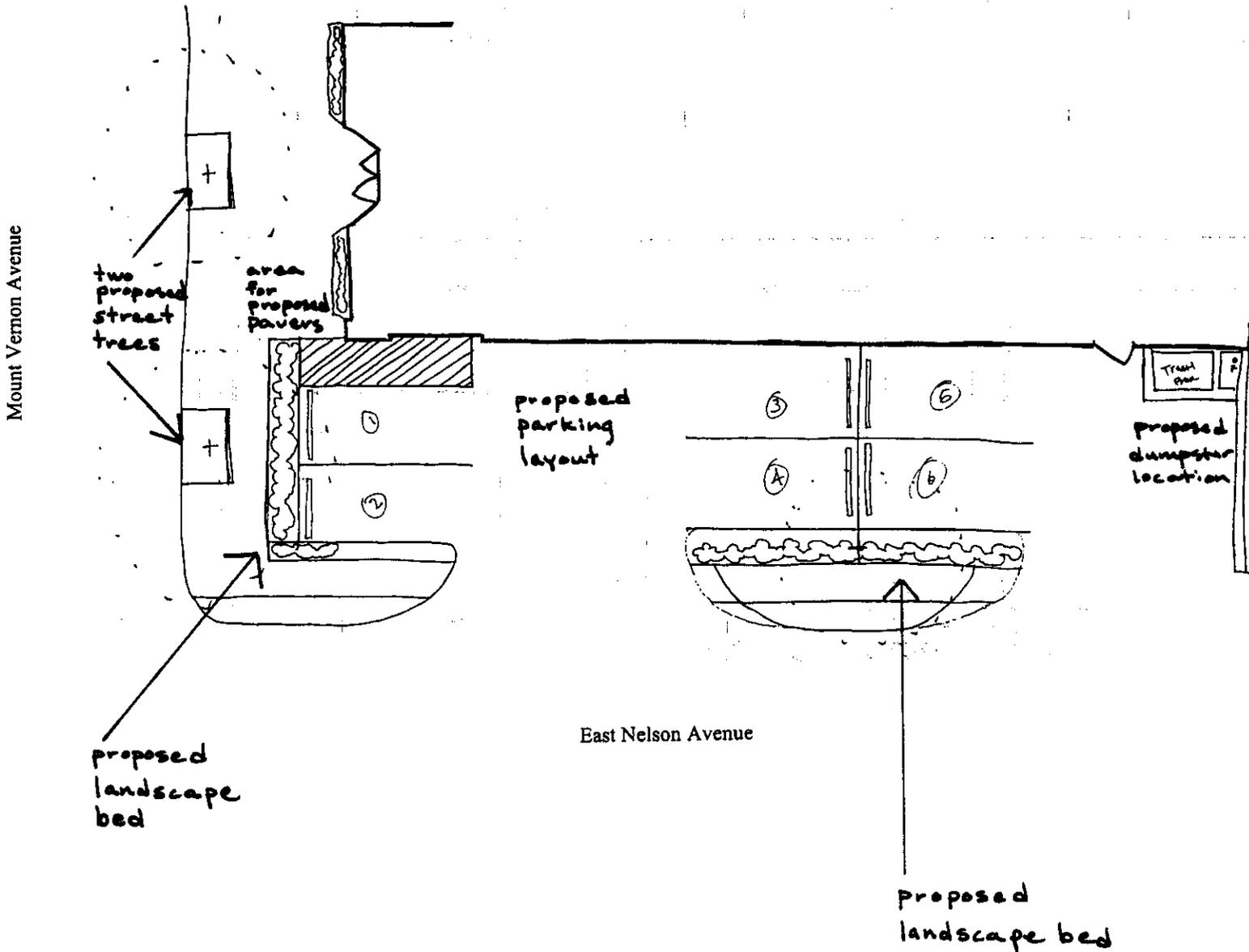
The three current (only) employees reside together & will travel to work together in the same car. Marylise's brother, David, lives at 410 E. Nelson Ave. & has agreed to let ~~them~~ us park in his driveway. It is available at all times for our use. We plan to add two employees depending on how business goes.

Marylisa Damiani

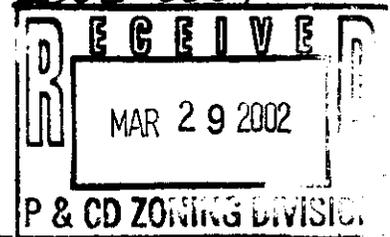

Re: 1501 Mt. Vernon Avenue
SLP 2002-0007

Landscape and Parking Lot Plan
Proposed by Staff
Department of Planning and Zoning
City of Alexandria
March 2002

1501 Mount Vernon Avenue
SUP #2002-0007



THE DEL RAY CITIZENS ASSOCIATION



P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
 Members of Alexandria Planning Commission
 Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
 Sarah Haut, Land Use Committee Co-Chair
 Bill Hendrickson, President

Date: March 28, 2002

Subject: SUP#2002-0007, 1501 Mt. Vernon Ave. Consideration of a request for a special use permit for a restaurant and off-street parking reduction.

The applicant, Marylisa Damiani, attended the Land Use committee meeting on February 12, 2002 to present the proposal. We distributed flyers and the item was announced in the Association newsletter. Several emails in support were received prior to the meeting. Of the large group of neighbors in attendance, none were in open opposition to the restaurant and several expressed support.

The applicant wishes to operate a restaurant with 68 seats and requests approval for a 9 space parking reduction. She plans to operate the restaurant as described in the application and expects to serve approximately 80 patrons per day evenly split between shifts. The proposed exterior improvements to the property including replacing the existing steel panel façade with brick, resurfacing the sidewalk from the building front to the property line, installing flower boxes along the building front and tree planters on the northwest side of the building. She believes that 8 vehicles could be parked on site and plans no changes to egress into the lot.

The discussion touched on several issues, the first being the size of the parking lot and safety of the proposed configuration.

Second, whether the off-street parking reduction requested is consistent with other businesses on the Avenue. Is additional off-street parking available for employees?

Third, noise and exhaust from placement of mechanical equipment on the roof and noise from patrons. Fourth, trash pick-up.

Fifth, preservation of the historic character of a commercial building. Are there alternatives to removing the steel façade?

Sixth, landscaping the site which includes screening the parking lot. This may entail removal of paving along the Nelson Avenue side of the building.

Ms. Damiani was open to discussions on these issues. Since many aspects of the proposal were in the planning stages and many questions had been raised as a product of the meeting, the committee deferred a decision until our March 12th meeting to allow more opportunity for discussions.

Having taken the issues to heart, Ms. Damiani contacted us often and agreed to decrease the on-site parking expectations, search for off-street parking opportunities, locate mechanical

equipment towards the center and front of the building, install more landscaping, and preserve a portion of the front façade. Encouraged by the consideration she has shown, the menu planned, and the prospect of greater synergy along the lower Mount Vernon Avenue business district, we heartily believe she will be a welcomed addition to the community.

The size of the off-street parking reduction request is problematic. It seems not to rouse opposition from the immediate neighbors, nor does there appear to be a scarcity of parking along this portion of Mount Vernon Avenue, yet the committee is reluctant to set precedent for a reduction in excess of 5 spaces.

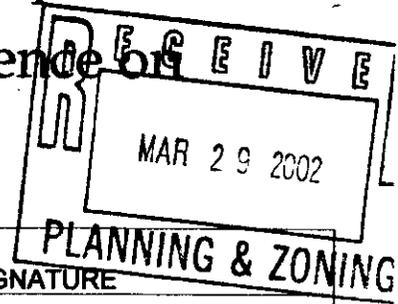
At our meeting of March 12, 2002, we again met with Ms. Damiani. The committee recommended to *support the application with the following conditions*:

1. One year review.
2. No dumpster pick up is to be allowed before 8 AM, year round.
3. Exterior lighting is to comply with the Mount Vernon Avenue Design Guidelines.
4. Landscaping to screen/buffer the parking area from Mount Vernon Avenue and Nelson Avenue will be installed in accordance with the Mount Vernon Avenue Design Guidelines.
5. The applicant shall provide a letter of proof of off-street parking for 6 vehicles.
6. The applicant shall install a sign on site stating where additional parking is available.
7. Smoke from the oven will not adversely impact the adjoining neighbors.
8. Signage is to be limited to the Mount Vernon Avenue side of the building and will conform to the Mount Vernon Avenue Design Guidelines.
9. The applicant will resurface the sidewalk from the building front to the property line with brick pavers in conjunction with city planned streetscape enhancements.

At their March 19, 2002 meeting, the Executive Board voted in favor of the Land Use committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

I support the use of 1501 Mount Vernon Ave. as a restaurant and the parking reduction. I believe it will not have a negative influence on the neighborhood.



PRINTED NAME	ADDRESS	PHONE #	SIGNATURE
NANCY WIDMER	808 Ramsey St ^{Aux. Va}	2703-299-6618	AA
DAVID RICCIARDELLI	1415 MOUNT VERNON AVE. ^{ALEX, VA}	703-518-3037	DV Ricciardelli
MARILYN LARRIMO	413 E. Nelson Ave	703-536-4650	Marilyn Larrimo
Chris Ames	412 E. Nelson Ave	703-519-8335	Chris Ames
Detiefs	419 E. Nelson Ave	703-535-8028	Detiefs
Janice Baker	415 E. Nelson Ave.	703-535-6515	Janice Baker
Owl A. Don	410 E. Nelson Ave	703-535-6784	Owl A. Don
Wey Norris	410 E. Nelson Ave.	703-535-6784	Wey Norris
Wayne Weidie	408 E. Nelson Ave.	703-836-3873	Wayne Weidie
Alice A. Shettel	404 E. Nelson Ave	703-836-0556	ALICE A. SHETTEL
Chris Leonardo	320 E. Nelson Ave ^{B1}	703-836-4710	C. Leonardo
Pamela Mahony	303 E. Nelson Ave	703-739-0199	P. Mahony
James A. Nooney	305 E. Nelson Ave	703-549-4943	James A. Nooney
Vicky Hendley	309 E. Nelson Av	703-549-5289	Vicky Hendley
Lana Slack	311 E. Nelson Ave	703-836-8360	Lana Slack
Brookly Fulton	1908 Old Stage RD	703-780-4971	Brookly Fulton
Patty Damiani	5430 Stable Dr.	703-780-2487	Patty Damiani
PARRELL LESTER	1204 SO. WASHINGTON ST	703-549-4278	Parrell Lester
Michelle Meola	1503 Mt Vernon	703-536-1114	Michelle Meola
JANET PITHMAN	1415 Mt. Vernon	703-518-3037	Janet Pithman

☐ = abutting neighbors/properties
 ☐ = DelRay Supporters 43

Thank you Mr. Mayor and Council Members.

I would like to draw attention to condition #24 of my Special Use Permit. The amended condition states that I must remove the current sign on the building which faces E. Nelson Ave. and that I am prohibited to post any signage whatsoever.

I ask that you reconsider this condition. First, in accordance with condition #19, I would need to post signs alerting customers of additional parking.

I would also like to post a sign displaying the name of the restaurant in hopes of promoting business. As you can see from the pictures I have submitted, this is consistent with other businesses in Del Ray; where a sign faces both a public right-of-way and a residential site.

Any signage placed on this side of the building will, of course, meet City Code and the Mount Vernon Ave. Design Guidelines.

NOTES:

- Sign has been in place since 1978 and lit as late as 1997.
- Ambient light from street light adjacent to the parking lot and safety lights within the parking lot will drown out any light produced from the sign.
- Addressing Mr. Shettel's concern: His mother's property at 404 East Nelson is directly behind the restaurant with an 8' wall dividing the properties. She will not be able to see the sign from her house.
- Addressing Mr. Lavigne's concern: in accordance with the City's proposed landscaping plan, which I have accepted, I will be planting a tree directly across from Mr. Lavigne's property, shielding his view of the parking lot.

These businesses have signs that face residential lots.



ToekwonDo Studio
1611 Commonwealth Ave.

OK Cleaners
1609 Commonwealth Ave.

Ann MeMe's
Bakery & Cafe
2419 Mount Vernon
Avenue.



Gabriel Custom
Framing
1607 Commonwealth
Avenue

Colonial Market
1605 Commonwealth
Avenue.

These businesses have signs that face residential lots.



R & R Venetian Blinds
2413 Mount Vernon
Avenue

Sign is backlit.



Cleaners
1901 Mount Vernon
Avenue

Sign is backlit.



Yates Mobil
Station
317 Braddock Road

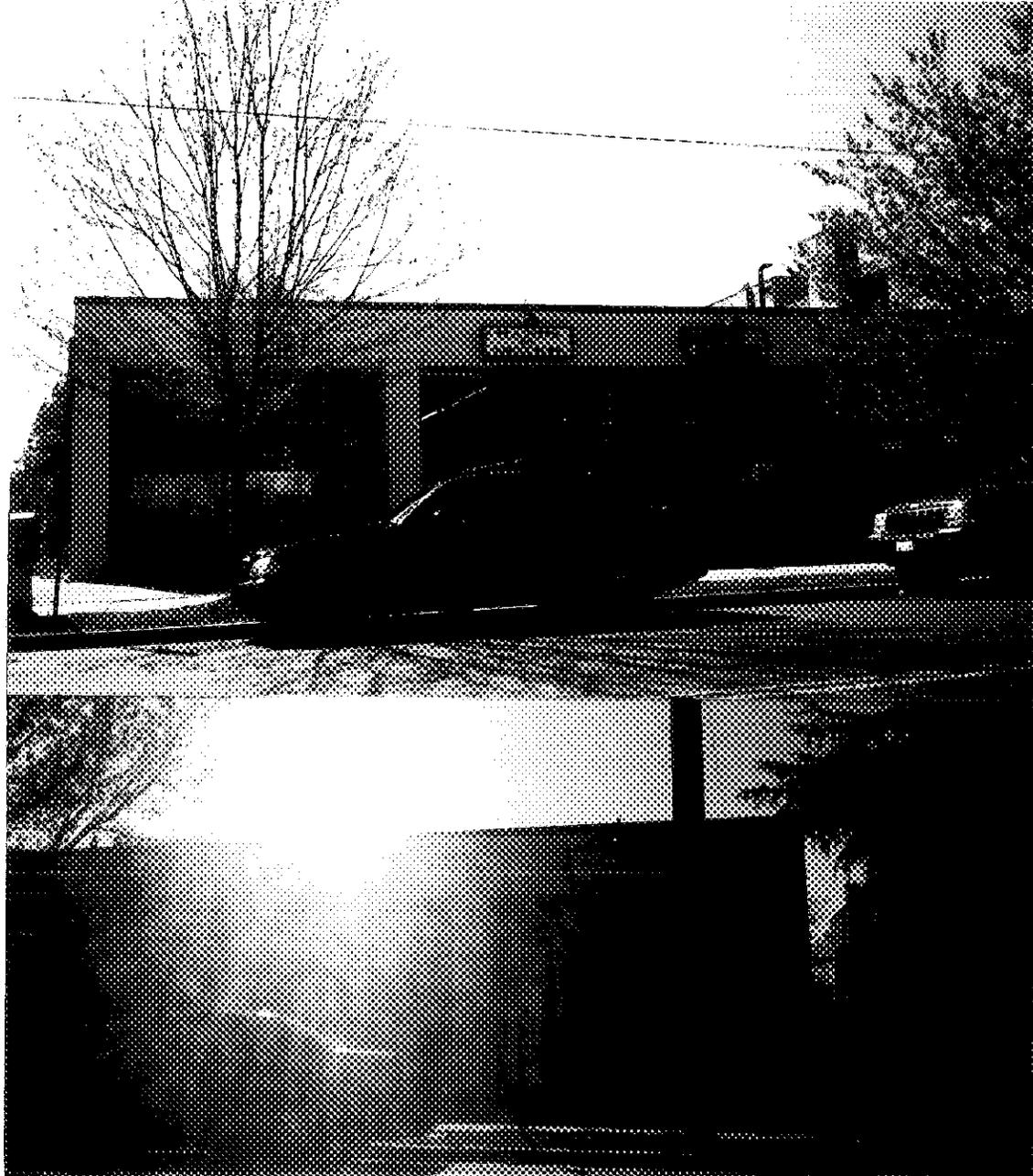
Sign is backlit.

These businesses have signs that face residential lots.

South China
Restaurant
1302 Mount Vernon
Avenue
Sign is top-lit.

Hands in Motion
1304 Mount Vernon
Avenue
Sign is top-lit.

Madison Cleaners
1306 Mount Vernon
Avenue
Sign is top-lit.



Ultimate Styles
1308 Mount Vernon
Avenue
Sign is top-lit.

The Coffee Klatch
1310 Mount Vernon
Avenue
Sign is top-lit.

These businesses are on corner lots and have signs on two facades.

Tops of Old Town
2400 Mount Vernon Avenue



St. Elmo's Coffee Pub
2300 Mount Vernon Avenue



These businesses are on corner lots with signs on two facades.



Audi dealership
1704 Mount Vernon
Avenue

Sign is backlit

Arlandria Floors
800 Mount Vernon
Avenue



Hyundai dealership
1707 Mount Vernon
Avenue

Sign is backlit

These businesses have signs on two façades. One is a corner lot.



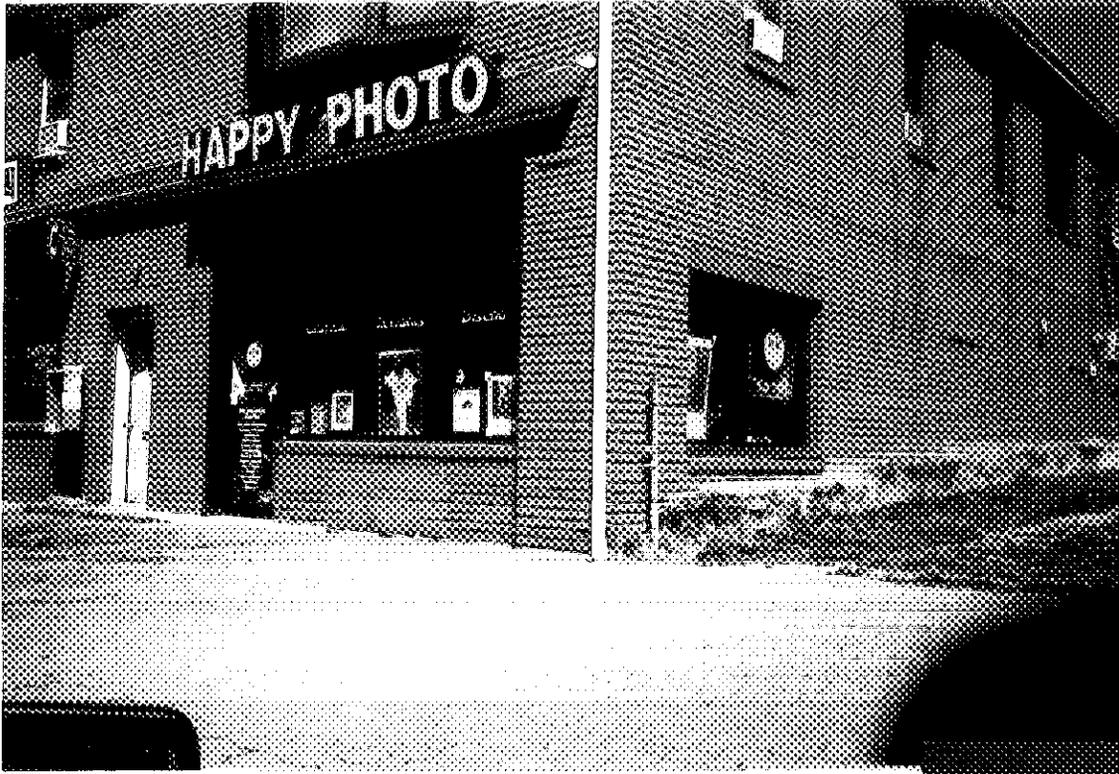
SunTrust Bank
2809 Mount Vernon Avenue
Signs are backlit.

ASAP Printing & Mailing Co.
2805 Mount Vernon Avenue

Signs are backlit



These businesses have signs on two façades. One is a corner lot.



Happy Photo
2601 Mount Vernon Avenue
Front sign is backlit.
Side sign is neon.

Cafe Medina
2615 Mount Vernon Avenue
Front sign is top-lit.



These businesses have signs on two facades.

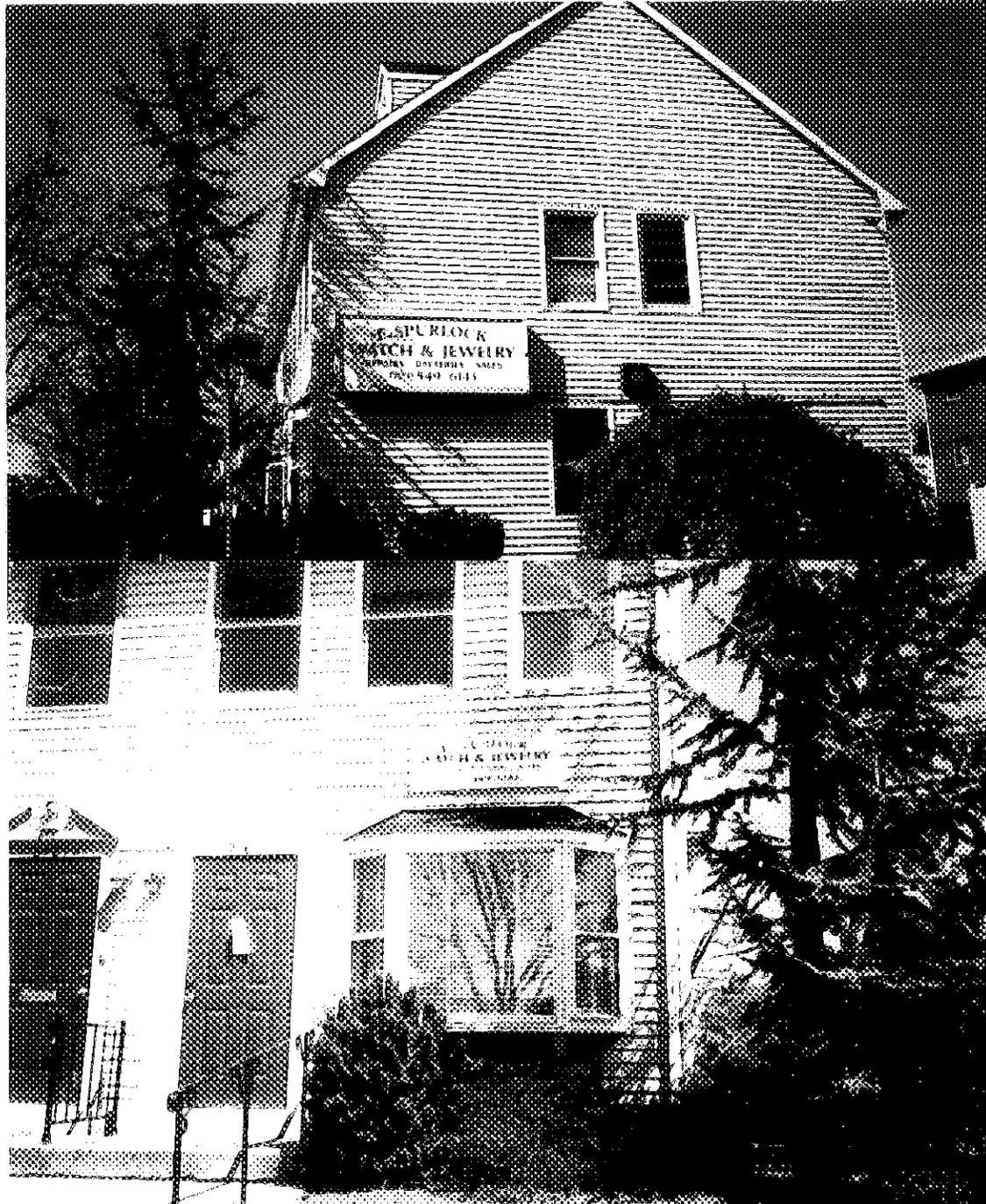


The Candle Garden
2104 Mount Vernon
Avenue



Allstate
2309 Mount
Vernon Avenue
Front sign is
backlit.

Corner lot - signs on both sides. Side sign faces residential.



E. Spurlock Watch
& Jewelry

2101 Mount Vernon
Avenue

Signs are backlit.

Corner lots with signs on two sides and have at least one sign facing a residential lot.



Thai Peppers
2018 Mount Vernon
Avenue



CVS 415 Monroe Avenue
Sign is backlit.

Monroe's
1603 Commonwealth
Avenue
Signs are toplit.

APPLICATION for SPECIAL USE PERMIT # 2002-0007

[must use black ink or type]

PROPERTY LOCATION: 1501 MOUNT VERNON AVE. ALEXANDRIA 22301

TAX MAP REFERENCE: 043.02-10-22 ZONE: CL

APPLICANT Name: MARYLISA DAMIANI

Address: 8002 IMPERIAL RD. ALEXANDRIA, VA 22309

PROPERTY OWNER Name: HILARY OR MARY WHITLEY

Address: 1105 VILLAMAY BLVD. ALEXANDRIA, VA 22307

PROPOSED USE: RESTAURANT WITH EAT-IN AND
CARRY-OUT SERVICE

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

MARYLISA DAMIANI
Print Name of Applicant or Agent


Signature

8002 IMPERIAL RD
Mailing/Street Address

703-548-0981
Telephone # Fax #

ALEXANDRIA VA 22309
City and State Zip Code

1-20-02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 4/02/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 04/13/02PH-- See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. SPECIAL USE PERMIT #2002-0002
2412 JEFFERSON DAVIS HY
ALEXANDRIA TOYOTA

Public Hearing and Consideration of a request for a special use permit to change the ownership and expand an automobile sales business; zoned I/Industrial. Applicant: Alexandria Toyota and John E. Taylor, Jr., by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 7-0

Staff will look into the concern expressed by Councilwoman Pepper that the Texaco station next door to this site has more than the approved lighting.

City Council approved the Planning Commission recommendation as amended with the following changes: Condition #20 will now read: **"20. The Applicant shall maintain existing landscaping in good condition, and provide and maintain in good condition landscaping, and repaint the light posts in a manner generally consistent with staff's plan (dated March 2002) to the satisfaction of the Director of Planning and Zoning."**; and Condition #43 will now read: **"43. The exterior lighting shall be shielded or directed so as to confine the area of diffusion to the property which it is intended to illuminate, and the amount of the illumination shall not exceed 50 foot candles, reduction to 32 foot candles one hour after the end of business. Relocation of any light standards shall be to the satisfaction of the Director of Planning and Zoning."**

Council Action: _____

13. SPECIAL USE PERMIT #2002-0007
1501 MT VERNON AV

Public Hearing and Consideration of a request for a special use permit for a restaurant with off-street parking reduction; zoned CL/Commercial Low. Applicant: Marylisa Damiani.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Speck noted for the record, on page 10 under Parking Requirement Reduction, "The applicant should be aware that substantial parking problems in the neighborhood related to the restaurant are likely to necessitate changes in the special use permit." He also noted Condition #18, that employees who drive to work are required to use off-street parking.

Councilwoman Pepper asked that parking on the site be closely monitored by staff in case a reduction in the number of seats is necessary.

City Council approved the recommendation of the Planning Commission with the amendment to condition #24 to read: **"... Directional signage attached to the building [such as 'No Parking' or 'Loading Area'] is allowed. The existing sign on the Nelson Avenue side (southern side) of the subject building shall be removed. A replacement sign of smaller size [without internal illumination] may be erected on the building to the satisfaction of the Director of Planning and Zoning, after consultation with the applicant and the citizens association."**

Council Action: _____