

Docket Item # 8
SPECIAL USE PERMIT #2002-0004

Planning Commission Meeting
May 7, 2002

ISSUE: Consideration of a request for a special use permit to add seating and make interior alterations to a restaurant.

APPLICANT: Landini Brothers Inc.
by Franco Landini

LOCATION: 115 – 117 King Street

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, MAY 7, 2002: On a motion by Mr. Robinson, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, 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, explaining that despite support for the civic association and the Old Town Restaurant Policy generally, it was willing to look at intensification issues on a case by case basis. In supporting the expansion in this case, Commissioners cited the long established record of this well run Old Town restaurant.

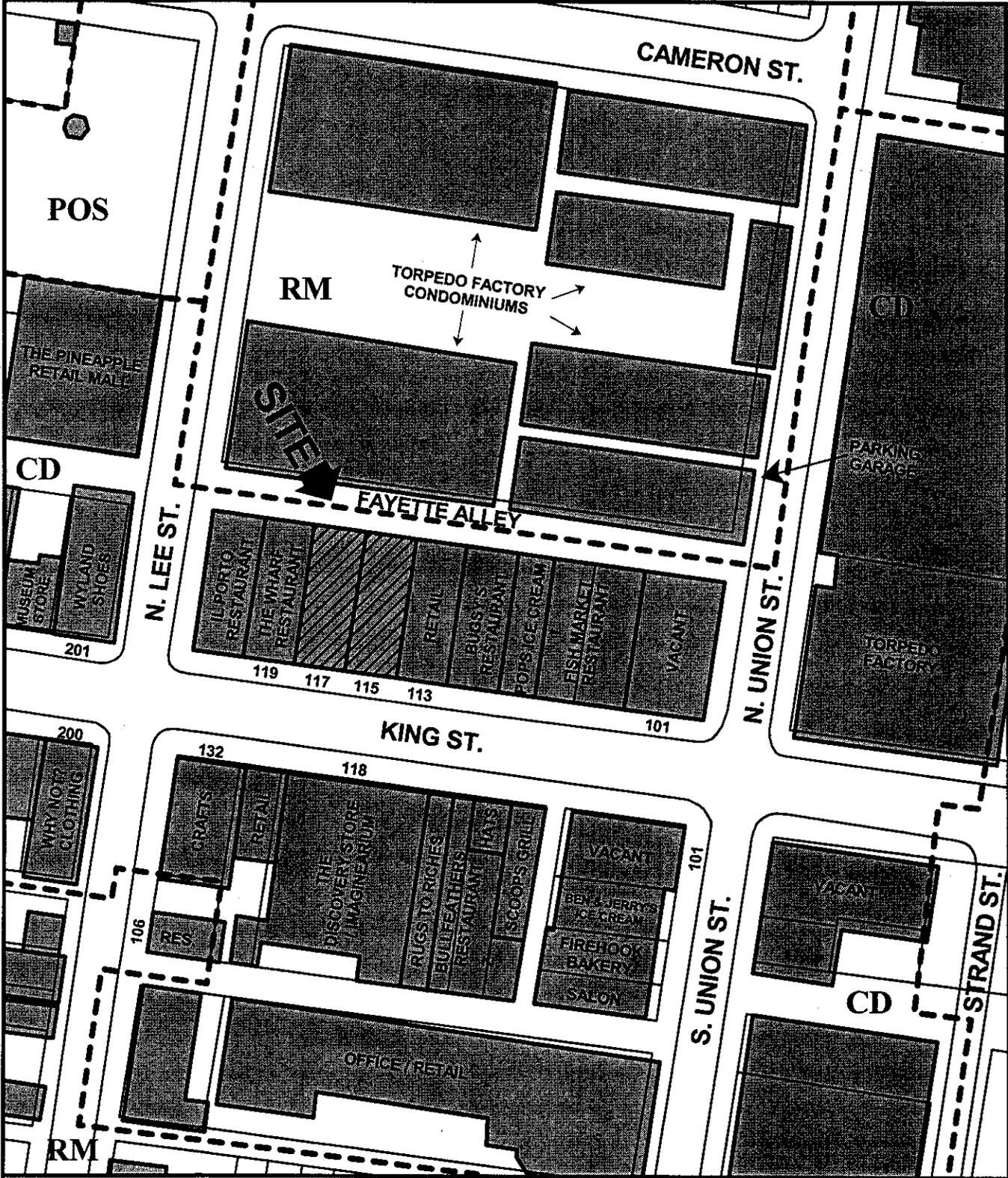
Speakers:

Mr. Landini, applicant, requested approval of his application.

Mr. Feldheim, President of the Old Town Civic Association, stated that his organization could not support the special use permit application for an intensification of the existing restaurant.

PLANNING COMMISSION ACTION, APRIL 2, 2002: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant was not present.



SUP #2002-0004

05/07/02



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 corporation in which the applicant has a controlling interest. (P&Z) (SUP #99-0114)
2. **CONDITION AMENDED BY STAFF:** Seating be provided for no more than ~~228~~ 267 patrons on the first and second floors of 115 King Street and ~~on the first floor~~ of 117 King Street. (P&Z) ~~(SUP #99-0114)~~
3. No outside dining facilities shall be located on the premises. (P&Z) (SUP #99-0114)
4. The hours during which the business is open to the public shall be restricted to between 11:00 a.m. and 12:30 a.m. daily. (P&Z) (SUP #99-0114)
5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #99-0114)
6. On-site alcohol service be permitted; no off-premise alcohol sales are permitted. (P&Z) (SUP #99-0114)
7. Condition deleted. (SUP #99-0114) (City Council)
8. No delivery service shall be permitted. (P&Z) (SUP #99-0114)
9. Condition deleted. (SUP #99-0114) (City Council)
10. **CONDITION AMENDED BY STAFF:** Live entertainment, such as an acoustical guitarist or pianist, is permitted and music or amplified sound shall not be audible at the property line. (City Council) (SUP #99-0114)
11. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #99-0114)
12. 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) (SUP #99-0114)

13. 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) (SUP #99-0114)
14. The applicant shall (a) provide subsidized parking for all patrons under the Park Alexandria program during evenings and weekends in a public parking garage, (b) advertise such parking by posting notice at its restaurant and including such notice in any advertising, and (c) urge patrons who drive to use the program. (P&Z) (SUP #99-0114)
15. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP #99-0114)
16. The applicant shall install a sprinkler system to the satisfaction of the Fire Marshal's office. (Code) (SUP #99-0114)
17. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #99-0114)
18. 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) (SUP #99-0114)
19. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #99-0114)
20. **CONDITION RENEWED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after the expanded restaurant is 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, 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)(SUP #99-0114)

21. **CONDITION ADDED BY STAFF: 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)**

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.

DISCUSSION:

1. The applicant, Landini Brothers, Inc., represented by Franco Landini, requests special use permit approval to expand the existing restaurant located at 115 - 117 King Street.
2. The subject property is two lots of record with a combined frontage of 60 feet on King Street, 81 feet of depth and a total lot area of 4,860 square feet. The site is developed with two attached buildings, 115-117 King Street. Both of these buildings are occupied by the existing Landini restaurant. Ramsey Alley, a 30 foot wide public alley, is located behind the site. The King Street commercial corridor runs east and west, and residential units occupy the upper floors of the building immediately to the north of the restaurant.
3. On December 18, 1999, City Council granted Special Use Permit #99-0114 for the expansion of the existing restaurant. The approval allowed 228 seats with table and bar service on the first floor, table service only on the second floor of 115 King Street and table service on the first floor of 117 King Street. The hours of operation are 11:00 a.m. to 12:30 a.m. daily. Limited live entertainment is permitted. No outdoor dining is allowed.
4. The applicant proposes to expand the existing restaurant by providing table and bar service on the second floor of 117 King Street. The existing special use permit does not permit any customer service on the second floor of 117 King Street. The Art League has previously occupied the 2nd floor of 117 King Street, but it is now used by the restaurant for storage. The restaurant recently received a building permit to install bathrooms and a staff locker area in the second floor of 117 King Street, and cut doorways to create a connection between the second floors of 115 and 117 King Street.

The applicant proposes to add 39 seats, including table and bar seats, on the second floor of 117 King Street. This area will be used as a wine bar and will have a piano for entertainment. Food and alcoholic beverages will be served in this area.
5. Pursuant to Section 8-300(B) of the zoning ordinance, restaurants located within the Central Business District are exempt from the off-street parking requirements.
6. On March 11, 2002, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.
7. Zoning: The subject property is located in the CD/Commercial Downtown zone. Section 4-503(W) of the zoning ordinance allows a restaurant in the CD zone only with a special use permit.

8. Master Plan: The proposed use is consistent with the restaurant policy contained in the Old Town small area plan chapter of the Master Plan which requires a diversity of uses.

STAFF ANALYSIS:

Staff has no objection to the proposed expansion of the existing restaurant located at 115 and 117 King Street. The expansion will support a business that has operated for many years in Old Town Alexandria, and it should not cause noise, trash, or safety problems for the surrounding community.

Parking

The proposed expansion is located at the front of the building at 117 King Street and is buffered from residential uses by other businesses and an alley. The restaurant has long operated without incident or complaints from the surrounding community. Additionally, under the Old Town Restaurant Policy, the number of bar seats is low (8 seats), the emphasis is on table seating (31 seats), and the closing hours are not relatively late. Staff does not expect the additional seating requested in this special use permit to cause new noise problems for the surrounding community since the applicant has not asked to expand the hours of operation and will continue closing at 12:30 a.m.

The additional seating may increase the demand on parking, but the restaurant will remain subject to the standard parking conditions already part of this permit. They require employees to park off-street and customers to be offered subsidized parking in nearby garages.

Staff recommends approval subject to its suggested conditions.

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 require that its employees who drive to work use off-street parking.
- R-2 The applicant shall post signs directing patrons to the availability of discounted validated parking in the immediate area.
- R-3 The applicant shall (a) provide subsidized parking for all patrons under the Park Alexandria program during evenings and weekends in a public parking garage, (b) advertise such parking by posting notice at its restaurant and including such notice in any advertising, and (c) urge patrons who drive to use the program.
- R-4 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-5 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.

Code Enforcement:

- C-1 Construction permits are required for the proposed alterations. Plans prepared by a registered architect shall be submitted with the permit application.

Health Department:

- C-1 This facility is currently operating as Landini Brothers under permit #16F-168-1, issued to Landini Brothers, Inc.
- C-2 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-3 Five sets of plans must be submitted to and approved by this prior to construction/modifications. 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-4 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 1, Chapter 2 requirements.
- C-8 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- F-1 No objections.

MH

APPLICATION for SPECIAL USE PERMIT # 2002-0004

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PROPERTY LOCATION: 115-117 KING ST.

TAX MAP REFERENCE: 075.01-03-04 ZONE: CD

APPLICANT Name: LANDINI BROTHERS INC.

Address: 115 KING ST. ALEXANDRIA VA 22314

PROPERTY OWNER Name: FRANCO N. LANDINI

Address: 5789 WESTCHESTER ST.
ALEXANDRIA VA 22310

PROPOSED USE: RESTAURANT

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.

FRANCO N. LANDINI
Print Name of Applicant or Agent

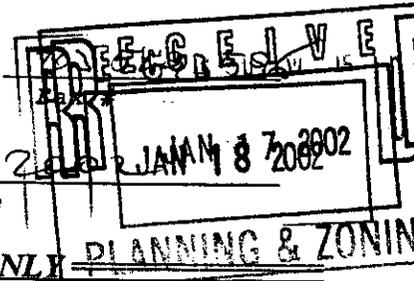
[Signature]
Signature

115 KING ST
Mailing/Street Address

703 836 9404
Telephone #

ALEXANDRIA, VA 22314
City and State Zip Code

01-17-2002
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.

FRANCO N LANDINI 50%
PIERO E LANDINI 50%

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.

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.

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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

- RELOCATION OF WINE CELLAR FROM THE
3RD FLOOR TO THE 2ND FLOOR WITH THE
INSTALLATION OF CLIMATE CONTROL
SYSTEM.

- RELOCATION OF A SEVEN SEATS BAR
FROM THE 2ND FLOOR AT 115 KINGSTON
A SECOND FLOOR 117 KINGSTON.

- A PIANO WITH ELECTRONIC WITH A
PIANO PLAYER

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).

SAME OR 32 MAXIMUM.

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

2

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

Day: DAily -

Hours: 11 AM TO CLOSING

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

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

None

B. How will the noise from patrons be controlled?

N/A

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

N/A

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?

EMPTY BOTTLES

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

C. How often will trash be collected?

DAILY

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

NEVER HAD PROBLEM IN 22 YEARS

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

Yes. No.

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

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

Yes. No.

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

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

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.

WINE - BEER - ALCOHOLIC BEVERAGES

ON 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?

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

_____ Standard spaces

_____ Compact spaces

_____ 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:

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**.

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? _____

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

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

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

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

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?

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?

8800 sq. ft. (existing) + 1200 sq. ft. (addition if any) = 10,000 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: 31 At a bar: 8 Total number proposed: 39

2. Will the restaurant offer any of the following?

alcoholic beverages beer and wine (on-premises)
 beer and wine (off-premises)

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

ITALIAN - TABLE SERVICE

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? _____

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: PIANO BAR - (NO AMPLIFIER)

SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN

**CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS
ADOPTED BY CITY COUNCIL BY RESOLUTION, NOVEMBER 13, 1993**

Parking

1. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:
 - A. The parking demand generated by the proposed restaurant.
 - B. The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
 - C. How employees who drive will be accommodated off the street at least in the evenings and on weekends.
 - D. The predicted impact of the restaurant on the parking supply at the evening peak, weekend peak, and daytime peak.
 - E. A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

2. Additionally, please answer the following:
 - A. What percent of patron parking can be accommodated off-street?
(check one)
 - 100%
 - 75-99%
 - 50-74%
 - 1-49%
 - No parking can be accommodated off-street

 - B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?
(check one)
 - All
 - 75-99%
 - 50-74%
 - 1-49%
 - None

 - C. What is the estimated peak evening impact upon neighborhoods?
(check one)
 - No parking impact predicted
 - Less than 20 additional cars in neighborhood
 - 20-40 additional cars
 - More than 40 additional cars

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.

Alcohol Consumption and Late Night Hours

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

$$\begin{array}{r} \underline{215} \text{ Maximum number of patron dining seats} \\ + \quad \underline{13} \text{ Maximum number of patron bar seats} \\ \hline \text{Maximum number of standing patrons} \\ \hline \underline{228} \text{ Maximum number of patrons} \end{array}$$

2. 30 Maximum number of employees by hour at any one time

3. Hours of operation:
(check one)

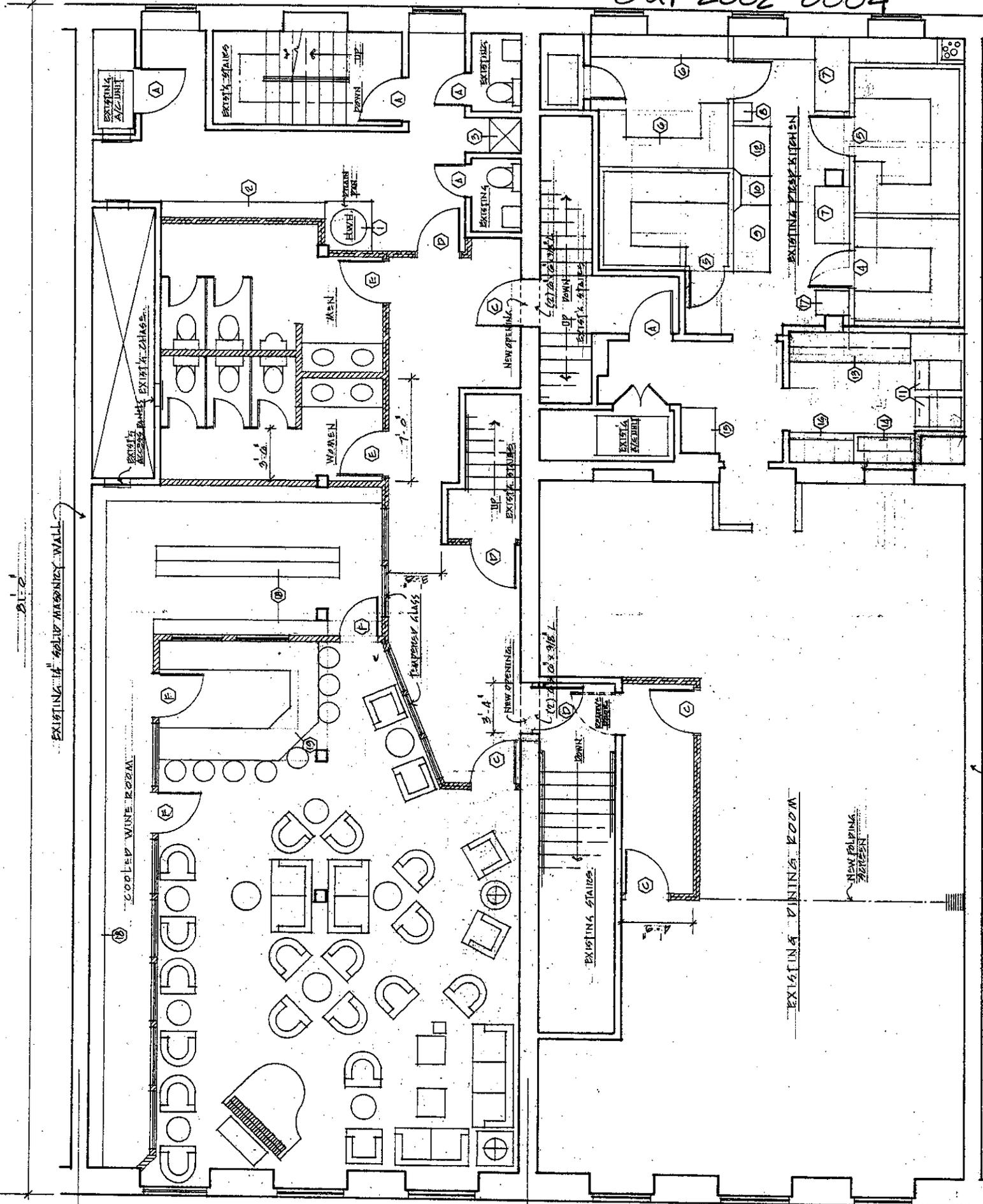
- Closes by 8:00 P.M.
 Closes after 8:00 P.M. but by 10:00 P.M.
 Closes after 10:00 P.M. but by Midnight
 Closes after Midnight

[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



EXISTING MASONRY WALL

WOODEN WALL

EXISTING RESTROOM

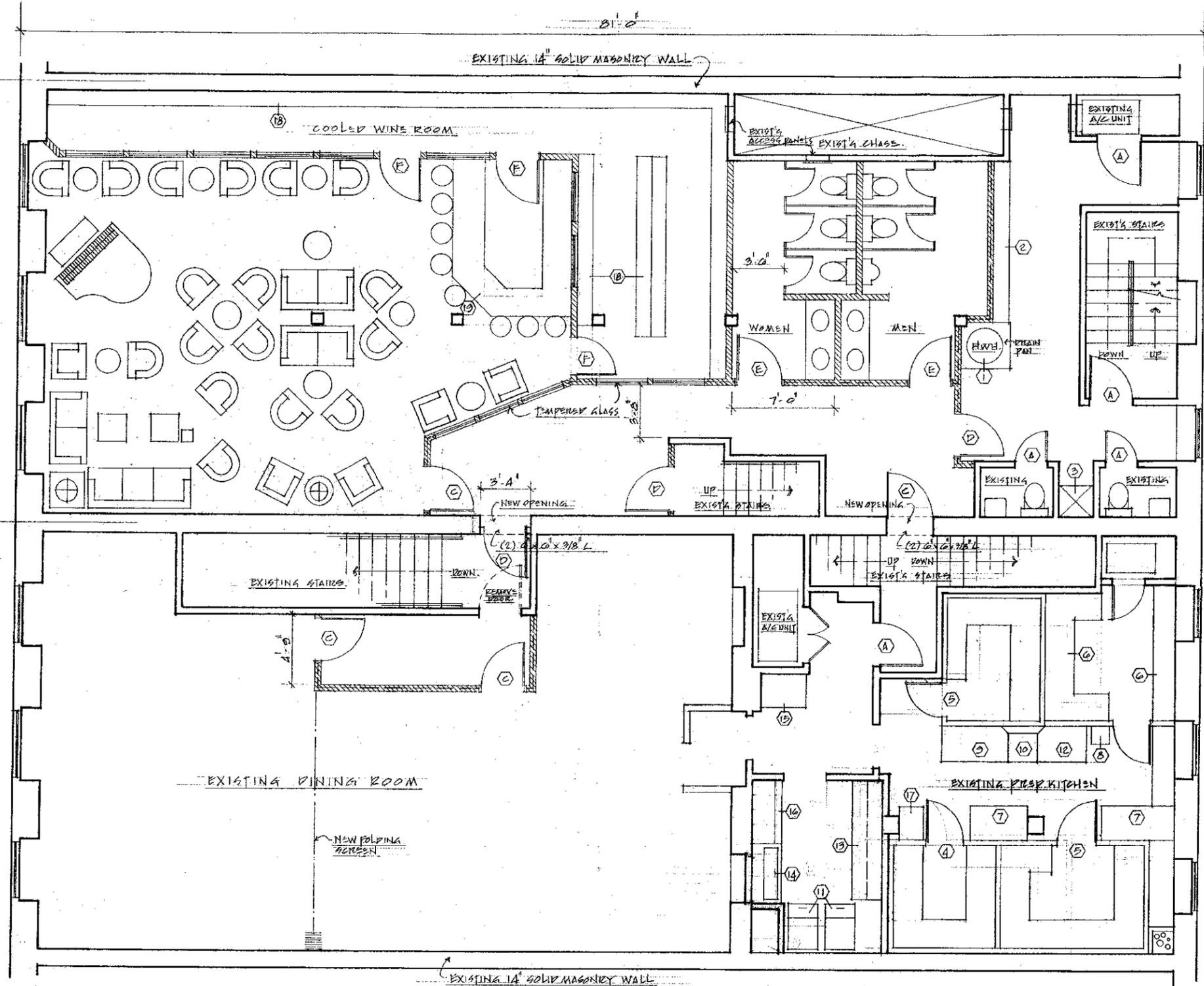
EXISTING STAIRS

EXISTING STAIRS

EXISTING STAIRS

EXISTING KITCHEN

NEW OPENING



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING
- ▨ NEW 5/8" F.C. GYP. BR. ON 3 3/8" METAL STUDS 16" O.C. (1-HR. U.L.# U-422)
- ▨ NEW 1/2" GYPSUM BOARD ON 3 3/8" METAL STUDS 16" O.C.

DOOR SCHEDULE

- (A) EXISTING
- (B) NEW 36" x 80" B-LABEL - NO LOCK - GLASS PANEL
- (C) NEW 36" x 80" B-LABEL - THUMB-RELEASE LOCK
- (D) NEW 36" x 80" B-LABEL - PANIC HARDWARE
- (E) NEW 36" x 80" B-LABEL - NO LOCK - PUSH/PULL HARDWARE

EQUIPMENT SCHEDULE

- 1 HOT WATER HEATER: A.O. SMITH # BTH-199 2 100,000 BTU 3" Ø HORIZONTAL VENT
- 2 EMPLOYEE LOCKERS: sloped top - METAL
- 3 EXISTING MOP SINK
- 4 WALK-IN FREEZER (REPLACING EXISTING)
- 5 WALK-IN REFRIGERATOR (REPLACING EXISTING)
- 6 EXISTING SHELVING - CHROME WIRE
- 7 EXISTING S/S WORK TABLES
- 8 EXISTING HAND SINK
- 9 NEW SOILED S/S DISH TABLE W/ SCRAP SINK & BACK SHELF
- 10 NEW LOW-TEMP DISHWASHER (EXISTING PLUMBING)
- 11 EXISTING ICE MACHINES
- 12 NEW CLEAN S/S DISH TABLE W/ DISH SHELVES
- 13 NEW BACK BAR W/ WINE SHELVES
- 14 EXISTING BOTTLE COOLERS
- 15 EXISTING PIZZA-CHECK STATION
- 16 EXISTING BLENDER STATION S/S
- 17 EXISTING GLASS DOOR REFRIG.
- 18 NEW CUSTOM MILLWORK WINE BINS
- 19 NEW CUSTOM MILLWORK WINE BAR

FINISH SCHEDULE

- TRILITE**
- FLOOR: 12" x 12" x 3/4" CERAMIC TILE W/ COVE E.T. BASE
 - WALLS: 6" x 8" x 1/2" " " " "
 - CEILING: SMOOTH GYPSUM BOARD PAINTED WHITE SEMI-GLOSS ENAMEL
- WINE CELLAR**
- FLOOR: EXISTING WOOD PLANK
 - WALLS: EXISTING PAINTED PLASTER
 - CEILING: EXISTING WOOD BEAMS & THIRD FLOOR WOOD PLANK

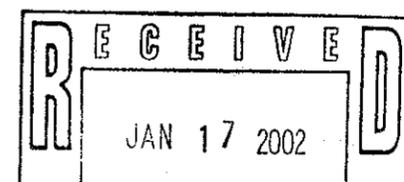
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5-18-02

115-117 KING ST
Landini Brothers Restaurant
SUP #2002-0004

mvh

CODE ANALYSIS

- USE GROUP: A-3
- CONSTRUCTION TYPE: B-B
- NO OF FLOORS: ONE (OF THREE)
- FULLY SPRINKLERED: YES
- TENANT AREA SQ. FEET: 4,900



mH

14

APPLICATION for SPECIAL USE PERMIT # 2002-0004

[must use black ink or type]

PROPERTY LOCATION: 115-117 KING ST.

TAX MAP REFERENCE: 075.01-03-04 ZONE: CD

APPLICANT Name: LANDINI BROTHERS INC.

Address: 115 KING ST. ALEXANDRIA VA 22314

PROPERTY OWNER Name: FRANCO N. LANDINI

Address: 5789 WESTCHESTER ST. ALEXANDRIA VA 22310

PROPOSED USE: RESTAURANT

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.

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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.

FRANCO N. LANDINI
Print Name of Applicant or Agent

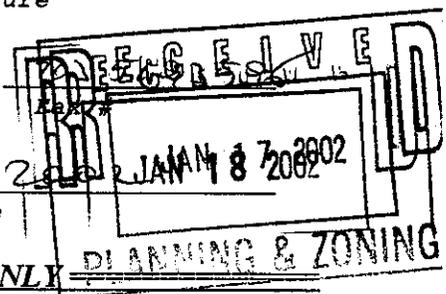
[Signature]
Signature

115 KING ST
Mailing/Street Address

703 846 9404
Telephone #

ALEXANDRIA, VA 22314
City and State Zip Code

01-17-2002
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 5-7-02 Recommend Approval 7-0

ACTION - CITY COUNCIL: 5/18/02PH--See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 14. SPECIAL USE PERMIT #2002-0004
 115-117 KING ST
 LANDINI BROTHERS RESTAURANT
 Public Hearing and Consideration of a request for a special use permit to add seating and make interior alterations to a restaurant; zoned CD/Commercial Downtown. Applicant: Landini Brothers, Inc., by Franco Landini.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Speck emphasized the importance of condition #15, and encouraged the applicant to see that his employees abide by using off-street parking.

City Council approved the Planning Commission recommendation.

Council Action: _____

- 15. SPECIAL USE PERMIT #2002-0020
 1404 KING ST
 HARD TIMES CAFE
 Public Hearing and Consideration of a request for a special use permit to extend the hours of operation of a restaurant; zoned CD/Commercial Downtown. Applicant: H T Acquisition, Inc., by James R. Parker.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the Planning Commission recommendation.

Council Action: _____

ORDINANCES AND RESOLUTIONS

- 16. Public Hearing, Second Reading and Final Passage of an Ordinance to grant a one-year extension of franchise rights to Verizon Virginia, Inc. (#25 5/14/02) [ROLL-CALL VOTE]

City Council finally passed the Ordinance upon its Second Reading and Final Passage.

ORD. NO. 4249

Council Action: _____

- 17. Public Hearing, Second Reading and Final Passage of an Ordinance to increase the towing and storage charges for motor vehicles impounded by the City. (#26 5/14/02) [ROLL-CALL VOTE]

City Council finally passed the Ordinance upon its Second Reading and Final Passage.

ORD. NO. 4250

Council Action: _____