

EXHIBIT NO. 1

6
5-15-02

Docket Item # 6
SPECIAL USE PERMIT #2002-0034

Planning Commission Meeting
June 4, 2002

ISSUE: Consideration of a request for a special use permit to add seating and request for a parking reduction for the existing restaurant.

APPLICANT: Alvi Inc., Café Monti
By Anjuman Akhter

LOCATION: 3250 Duke Street
Café Monti

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 4, 2002: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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) (SUP #2309-C)
2. At least one trash container shall be located in the parking area for the use of patrons, the container shall not be permitted to overflow, and the area around it shall be kept clean. (P&Z) (SUP #2309-C)
3. 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 #98-0165)
4. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2309-C)
5. Condition deleted. (SUP #98-0165)
6. The hours of operation shall be limited to the following:
(City Council) (SUP #94-0333)

7:00 A.M. to 10:00 P.M.	Monday through Thursday
7:00 A.M. to 12:00 Midnight	Friday and Saturday
10:00 A.M. to 8:00 P.M.	Sunday
7. **CONDITION AMENDED BY STAFF:** Seating shall be provided inside for no more than ~~twelve~~ 40 patrons. (P&Z) (~~SUP #2309-C~~)
8. No outside dining facilities shall be located on the premises. (P&Z) (SUP #2309-C)
9. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2309-C)
10. **CONDITION DELETED BY STAFF:** ~~The land to the west of the building shall be paved to allow additional parking spaces.~~ (P&Z) (SUP #2309-C)

11. Barriers shall be maintained on the east side of the front parking lot to prevent vehicles from falling onto the adjoining property to the satisfaction of the Director of Transportation and Environmental Services and the Director of Planning and Zoning. (P&Z) (SUP #2000-0029)
12. Deleted Condition. (SUP #94-0333)
13. Deleted Condition. (SUP #94-0333)
14. 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 or debris shall be allowed to accumulate on site outside of these containers. (P&Z) (SUP #98-0165)
15. No delivery service shall be permitted from the restaurant. (P&Z) (SUP #94-0333)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residues be washed into the streets, alleys or storm sewers. (T&ES) (SUP #94-0333)
17. **CONDITION AMENDED BY STAFF:** The applicant shall control cooking odors, ~~and smoke, and any other air pollution from operations at the site and prevent them from leaving the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Health Department. (Health) (SUP #98-0165) or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)~~
18. On-site alcohol service is permitted; for off-premise sales, the following rules apply: 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. The off premise beer or wine must be part of a purchase that includes a meal. A meal for this purpose is defined as being the purchase of food in the amount of at least \$6.00. (P&Z) (SUP #2000-0029)
19. Condition Deleted. (SUP #95-0212)
20. 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 the employees. (Police) (SUP #98-0165)

21. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #98-0165)
22. No music or amplified sound shall be audible at the property line. (P&Z) (SUP #98-0165)
23. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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 #2000-0029)
24. The height of the freestanding sign shall be lowered to 15 feet. (P&Z) (SUP #2000-0029)
25. **CONDITION ADDED BY STAFF: The applicant shall maintain an arrangement for parking at the Royal Auto Glass property as described in this report. (P&Z)**
26. **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)**
28. **CONDITION ADDED BY STAFF: Loudspeakers shall be prohibited from the exterior of the building. (T&ES)**

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, Anjuman Akhter, requests special use permit approval for the addition of seats and for a parking reduction at a restaurant located at 3250 Duke Street.
2. The subject property is one lot of record with 50 feet of frontage on Duke Street, approximately 117 feet of depth and a total lot area of 5323 square feet. The site is developed with a one-story, free-standing building. Adjacent to the restaurant on both the east and west are mattress stores. Behind the restaurant is a parking lot that is associated with the business Royal Auto Glass. Across from the restaurant is the strip mall Alexandria Commons shopping center.
3. A restaurant has operated in this location since 1989 (SUP #2309). The ownership has changed over the years and several special use permits have been approved. Most recently, a request for off-premise sales of beer and wine for the restaurant was approved (SUP #2000-0029).
4. In conjunction with its review of the restaurant, staff inspected the restaurant, observed violations of the permit conditions, and issued a ticket. Specifically, staff observed 32 restaurant seats, a violation to Condition #7 which restricts the number of seats to 12. In addition, the applicant had not lowered the free-standing sign to 15 feet, as required by Condition #24.

Since the inspection, the applicant has lowered the sign to the required height. In response to the citation regarding the seating, the applicant has requested an amendment to the permit to allow for 28 additional seats with a parking reduction. The applicant states that the restaurant needs the additional seats to accommodate all of the patrons that frequent the restaurant.

5. Under Section 8-200 (A) (8) of the zoning ordinance, a restaurant with 40 seats is required to provide 10 parking spaces. In this case, the restaurant has only five on-site spaces, is unable to comply with the requirement, and has requested a parking reduction.

In support of the parking reduction, the applicant has provided a written agreement with Royal Auto Glass, located at 16 South Quaker Lane directly behind Café Monti, allowing the restaurant to use its parking lot from 5:00 p.m. until 10:00 p.m., Monday through Saturday. The agreement was initiated in February of 2000. The parking lot has 19 spaces. The applicant has a sign posted at the entrance of the restaurant directing patrons to the parking lot. There is a fence between Café Monti and the parking lot; however, there is an opening for pedestrians that allows patrons to walk directly from the lot to the restaurant.

In addition, the applicant states that the restaurant's peak business hours are from 6:30 p.m. to 8:30 p.m. when the parking area is available for customer use. The applicant also stated that although there is a steady lunch hour crowd, many of the customers walk from nearby offices.

According to the applicant, only half of the employees drive, and those who drive park in the Royal Auto Glass parking lot during both the lunch and dinner shifts. There are six employees per shift.

6. Zoning: The subject property is located in the CG/Commercial General zone. Section 4-403 (Y) of the zoning ordinance allows a restaurant in the CG zone only with a special use permit.
7. Master Plan: The proposed use is consistent with the Taylor Run/Duke Street small area plan chapter of the Master Plan which designates the property for commercial general use.

STAFF ANALYSIS:

Staff does not object to the additional seats and the parking reduction at the restaurant at 3250 Duke Street.

Although sufficient on-site parking is not available, the applicant has arranged for off-site parking for patrons of the restaurant during the restaurant's peak hours and posts a sign directing patrons to the lot. Patrons can easily walk from the parking lot to the restaurant through a pedestrian opening in the fence that separates the two lots. To ensure that parking continues to be available for the 40 seats that the applicant is requesting, staff recommends Condition #25 which states that the parking arrangement at Royal Auto Glass shall be maintained.

Staff recommends approval of the special use permit subject to the conditions and recommendations of this permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, 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.
- F-1 Although there is limited on-street parking in the immediate vicinity of the restaurant, T&ES believes there will be a negligible impact on available spaces and that the applicant's efforts to provide off-street parking is adequate.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 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-3 Loudspeakers shall be prohibited from the exterior of the building.

Code Enforcement:

- F-1 No comments.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility is currently operating as Café Monti under permit #16F-442-1, issued to Alvi, Inc.
- C-3 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-4 Five sets of plans must be submitted to and approved by this department 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-5 Permits and/or approval must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be duty during all hours of operation.
- C-8 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 Recommend "A.B.C. On" license only. If A.B.C. 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.

VP

APPLICATION for SPECIAL USE PERMIT # 2002-0034

[must use black ink or type]

PROPERTY LOCATION: 3250 DUKE STREET

TAX MAP REFERENCE: 61.03-01-06 ZONE: CG

APPLICANT Name: ALVI INC D/O/A CAFE MONTI

Address: 3250 DUKE ST., ALEXANDRIA, VA 22314

PROPERTY OWNER Name: _____

Address: _____

PROPOSED USE: REVIEW OF A RESTAURANT
"CAFE MONTI" (ADD SEATING + PARKING REDUCTION)

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.

ANJUMAN AKHTER
Print Name of Applicant or Agent

Anjuman Akhter
Signature

4600 DUKE ST. # 632
Mailing/Street Address

(703) 751-2056
Telephone # Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

3/27/02
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.

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)

1. Requesting additional seats in the restaurant.

2. Requesting a reduction of off-street parking

(See attached application and lease agreement)

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 seats

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

6 / shift

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

Day:

Hours:

Same as current

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

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

No noise

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:

Cooking odors
equipment takes care of it.

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?

All types of garbages,
food, paper, cardboard, containers, bottles

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

The trash container is large enough
to take care of the trash.

C. How often will trash be collected?

Every other day.

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

We will pick up all the littering
at least twice a day.

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?

Safety is not an issue.

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.

Now include beer and wine on
and off-premiss.

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?

10

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

3+ Standard spaces *night time at the adjacent parking lot*

_____ 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:

Royal Auto Glass

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? 1

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

C. Where are off-street loading facilities located? In front

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

All day

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

Twice a day

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

No

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?

12,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 12,000 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: 28 additional
12 existing At a bar: _____ Total number proposed: 40

2. Will the restaurant offer any of the following?

alcoholic beverages beer and wine (on-premises)
 beer and wine (off-premises) *no mixed drinks*

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

AUSTRIAN AND ITALIAN FOOD
INCLUDING PASTA, PIZZA, SUBS AND MORE

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: _____

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)
We have 3 spaces in front of the
and 3 more on the west side of the
building. We are also leasing at least 10
more spaces from Royal Auto Glass (Parking lot at the
back of the restaurant, see attached lease agreement.)
2. Provide a statement of justification for the proposed parking reduction.
With the existing permitted number of seats
it is impossible to accommodate the number of patrons
come to the restaurant these days. To accommodate
all our patrons we are requesting for permission
to have at least 40 seats in the restaurant.
3. Why is it not feasible to provide the required parking?
The restaurant does not have enough room
to provide any additional parking space.
That is why we are leasing parking spaces
from Royal Auto Glass.
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.

SUP 2002-0034

ROYAL AUTO GLASS
8741 Ashwood Drive
Capitol Heights, MD 20743
(301) 499-4653

AGREEMENT FOR PERMISSION TO PARK AUTOMOBILES

Lessee: ANJUMAN AKHTER

Permission is given by ROYAL AUTO GLASS to lessee

TERMS OF AGREEMENT: Month to Month - 30 Day Agreement

DESCRIPTION OF AREA: That area of Royal Auto Glass parking lot on S. Quaker Lane which is vacant at the time not being used for parking by Royal Auto Glass and Tenant of 3240 Duke Street.

MONTHLY CHARGE: \$600.00 per month to be paid on the first of each month.

TIME OF USE BY CAFÉ MONTI: Between 5 and 10 p.m. Monday to Saturday only.

CANCELLATION OF LEASE: This agreement may be canceled by either party by giving 30 days written notice by mail to the other party.

IT IS FURTHER UNDERSTOOD and agreed that ROYAL AUTO GLASS or EUGENE STEIN (OWNER OF PROPERTY) is conveying no right of way, easement, prescriptive right, nor any other use or right to lessee ABOVE, other than permission to park on a month to month bases on the terms as hereinabove set forth.

LIABILITY INSURANCE AND INDEMNIFICATION OF LANDLORD: Landlord shall not be liable to Tenant or any of his customers for any injury, loss or damages to the Tenant or to any other person or property occurring upon the above named area or the approaches thereto or adjacent thereto from any cause whatsoever. Tenant agrees to indemnify and save the Landlord harmless against and from any and all liability, damages, expenses, including reasonable attorneys fees, claims and demands of every kind, that may be brought against it for or on account of any damage, loss or injury to persons or property in or about the ABOVE AREA during the terms of this agreement.

Lessee: Anjuman Akhter Date: Feb. 1, 2000

WITNESS José Hernán Díaz.

Royal Auto Glass: [Signature] Date: Feb 1 - 2002
20
ROYAL
AKHTER

SUP 2002-0034

3/28/02

Attention: Barbara Ross

Dear Madam,

I am Asif from Café Monti. I am providing you with the information that we were missing in our SUP application. I am also attaching an interior floor plan that is required with this. Hopefully this will work. Below is the information about the owner:

Owners name: Jerald P. Cohen
Agent for Carol H. Roop

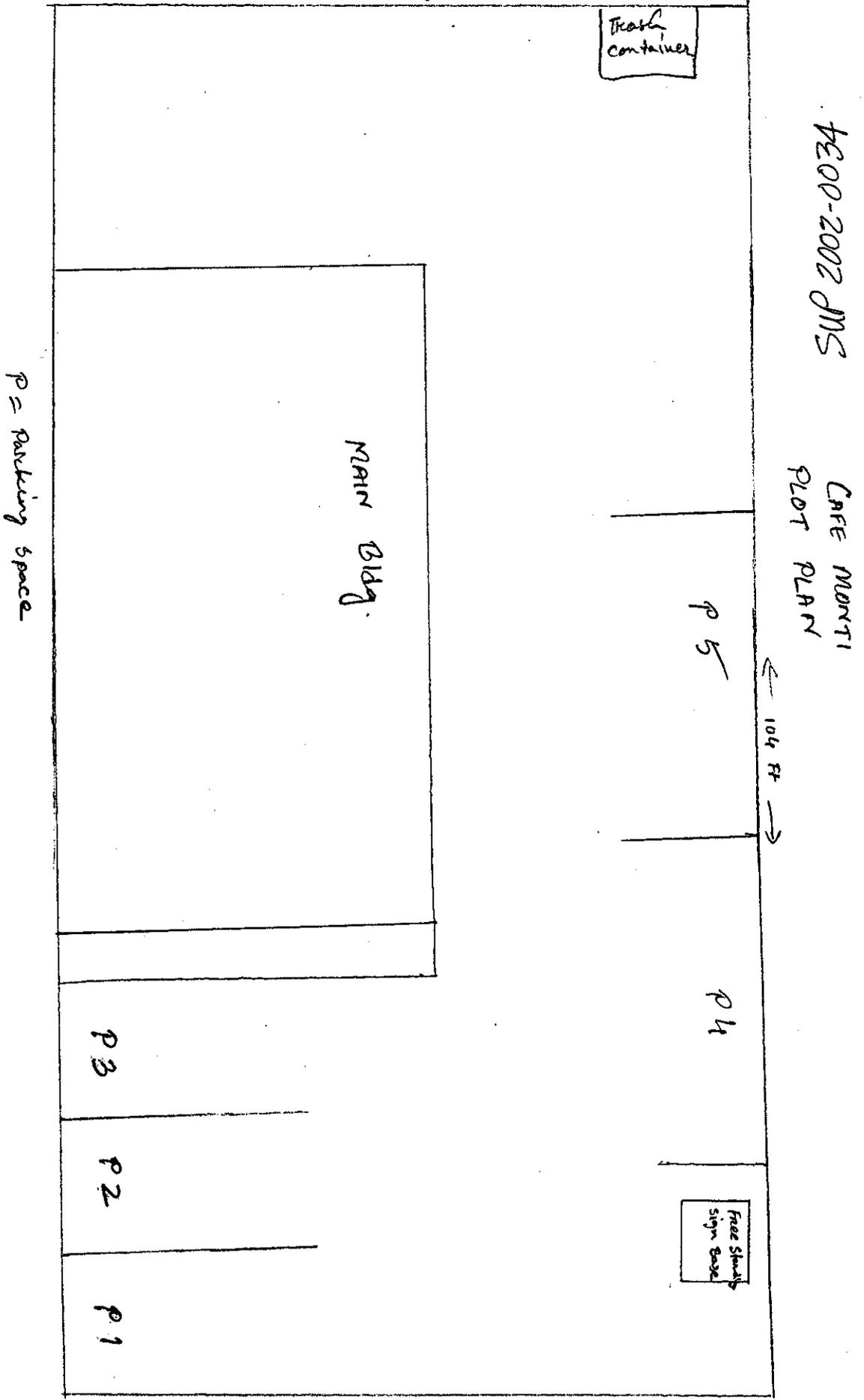
Address: 1513 King Street
Alexandria, VA 22314

We really appreciate your cooperation in this matter. If you need any other information at any time, please call my mother or me at (703) 751-2056 (home) or at (703) 370-3632 (Café Monti).

Thanking you,
Asif Hakim
Café Monti

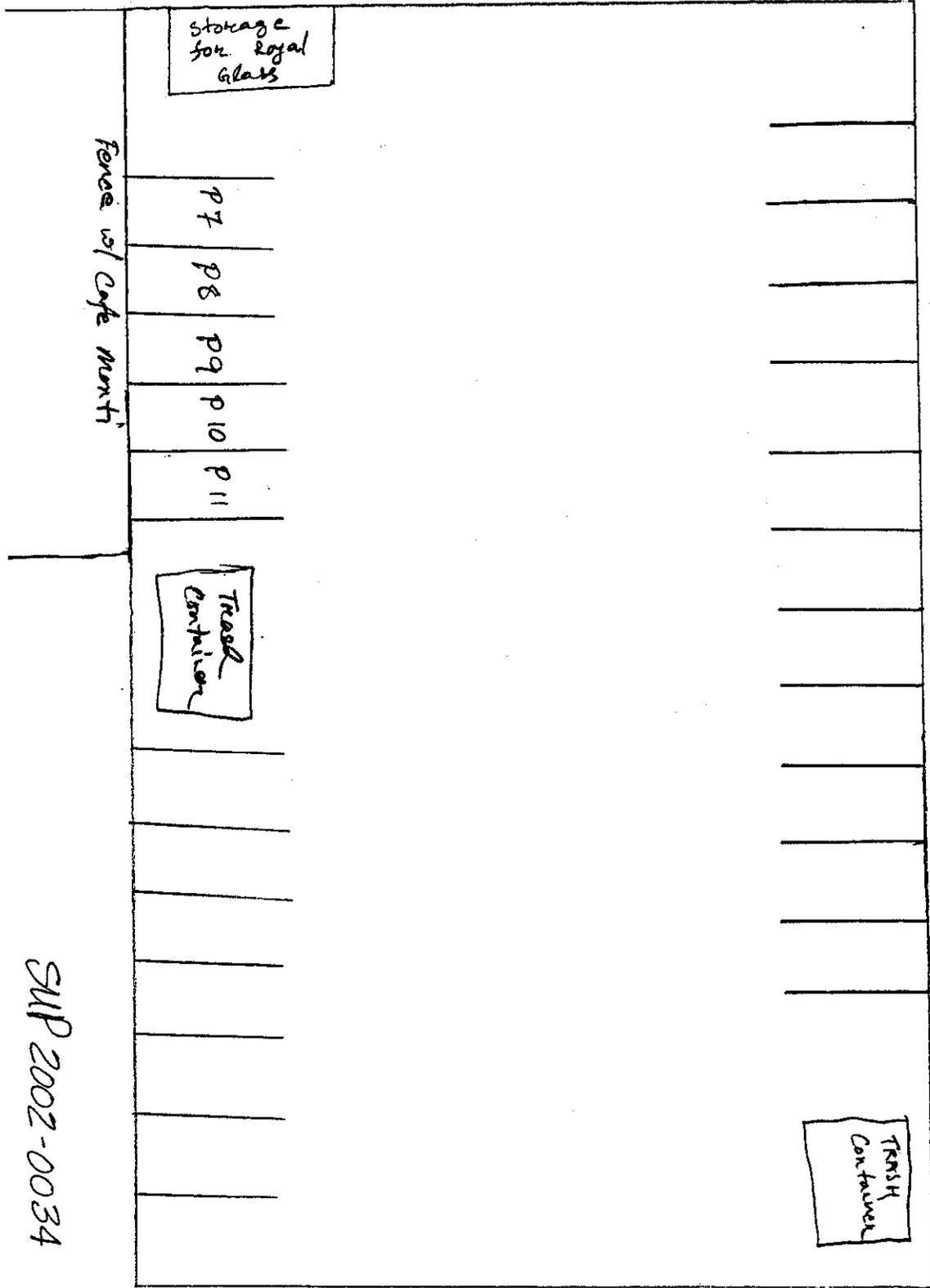
Fence w/ Royal Glass

SUP 2002-0034



SUP 2002-0034

ROYAL AUTO GLASS
MAIN BUILDING

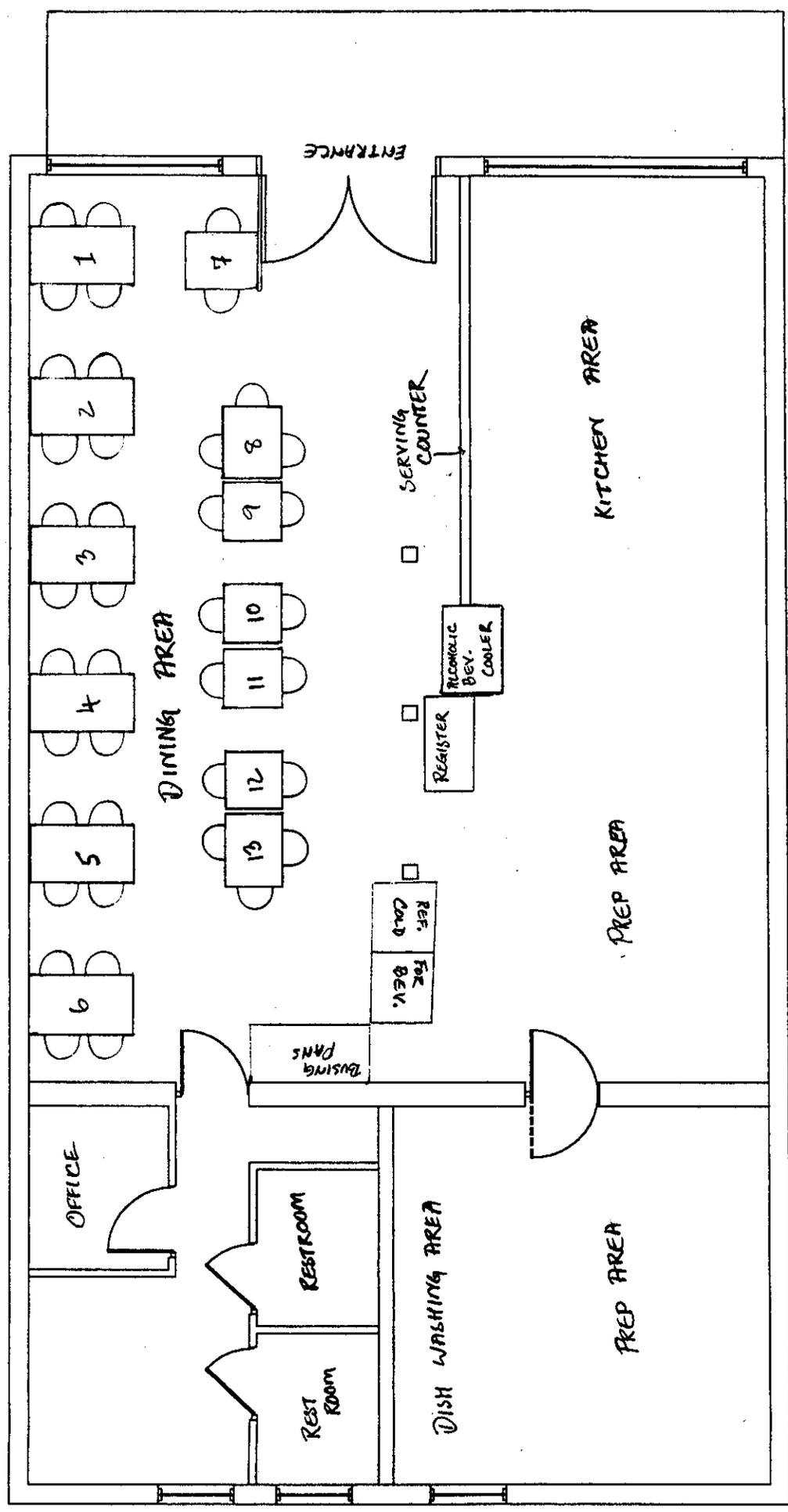


SUP 2002-0034

3250 DUKE ST SUP 2002-0034

CAFE MONTI

SCALE: 1/4" = 1'-0"



VP

6

APPLICATION for SPECIAL USE PERMIT # 2002-0034

[must use black ink or type]

PROPERTY LOCATION: 3250 DUKE STREET

TAX MAP REFERENCE: 61.03-01-06 ZONE: CG

APPLICANT Name: ALVI INC D/OLA CAFE MONTI

Address: 3250 DUKE ST., ALEXANDRIA, VA 22314

PROPERTY OWNER Name: _____

Address: _____

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ANJUMAN AKHTER
Print Name of Applicant or Agent

Anjuman Akhter
Signature

4600 DUKE ST. # 632
Mailing/Street Address

(703) 751-2056
Telephone # Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

3/27/02
Date

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

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

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL UC

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation. (SEPARATE MOTION)