

EXHIBIT NO. 1

8
1-25-03

Docket Item # 7
SPECIAL USE PERMIT #2002-0113

Planning Commission Meeting
January 7, 2003

ISSUE: Consideration of a request for a special use permit to enclose an existing porch for a restaurant.

APPLICANT: S & R Enterprises Inc.
by Rasoul Termeh

LOCATION: 1024 Cameron Street
Pasta Peasant Restaurant

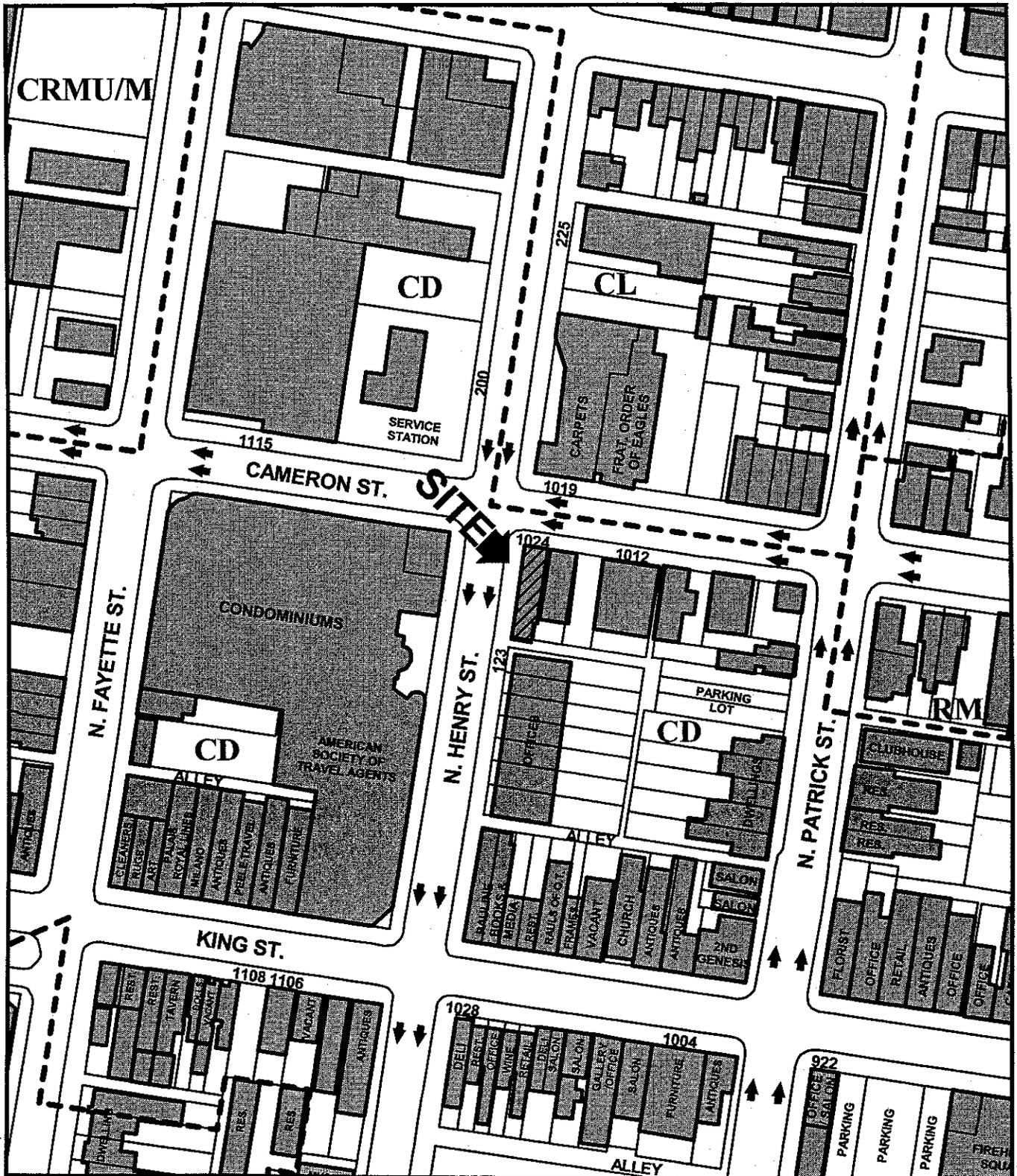
ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, JANUARY 7, 2003: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

The applicant spoke in support of the application and provided a photo of the proposed railing material for the handicapped accessible ramp.



CRMU/M

CD

CL

CAMERON ST.

N. FAYETTE ST.

SITE

N. HENRY ST.

N. PATRICK ST.

KING ST.

SUP #2002-0113

01/07/03



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 #2452 & #2452-A)
2. **CONDITION AMENDED BY STAFF:** The 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. (T&ES) Two (2) standard City trash containers shall be furnished to the City of Alexandria for installation by the City on the adjacent public right-of-way. (P&Z) (SUP #2452 & #2452-A)
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 more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #2452 & #2452-A)
4. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2452 & #2452-A)
5. **CONDITION AMENDED BY STAFF:** 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) ~~Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP #2452 & #2452-A)~~
6. **CONDITION DELETED BY STAFF:** ~~Trash and garbage shall be collected daily when the business is open. (P&Z) (SUP #2452 & #2452-A)~~
7. No delivery vehicles shall be permitted to unload or load goods while standing on Cameron Street or North Henry Street. (P&Z) (SUP #2452 & #2452-A)
8. **CONDITION AMENDED BY STAFF:** Seating shall be provided inside for no more than forty (40) 68 patrons. (P&Z) (CC) (SUP #2452-A)

9. **CONDITION DELETED BY STAFF:** ~~Outside dining facilities shall be provided for no more than 28 patrons within the area delineated on the accompanying plan; and when outside dining facilities are provided, (a) litter shall be picked up as it is generated, and (b) the outside dining area shall be scrubbed and washed down at the close of each day of operation. (P&CD) (SUP #2452-A)~~
10. The hours during which the business is open to the public shall be restricted to between 7:00 A.M. to 12:00 Midnight, seven (7) days a week, as requested by the applicant. (P&Z) (SUP #2452-A)
11. **CONDITION AMENDED BY STAFF:** ~~The applicant shall require its employees who drive to work to use off-street parking. (P&Z) The applicant shall provide and require their employees who drive to use off-street parking. (PC) (SUP #2452-B)~~
12. **CONDITION ADDED BY STAFF:** Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
13. **CONDITION ADDED BY STAFF:** 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)
14. **CONDITION ADDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
15. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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)
16. **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)

17. **CONDITION ADDED BY STAFF:** The proposed handicapped ramp shall include a metal railing, similar in material to what is existing at the front entrance. (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

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, S & R Enterprises Inc., by Rasoul Termeh, requests special use permit approval to permanently enclose an outdoor eating area at the existing restaurant located at 1024 Cameron Street.
2. The subject property is one lot of record with 19 feet of frontage on Cameron Street, 83 feet of depth and a total lot area of 1577 square feet. The site is developed with a two story townhouse. The subject business occupies the first floor of the structure on the corner of Henry and Cameron Streets. The surrounding area is a mix of residential and commercial uses.
3. On November 17, 1990, City Council granted SUP #2452 allowing a delicatessen, carry-out restaurant and convenience store at 1024 Cameron Street. On October 12, 1992, City Council granted SUP #2452-A adding seating to the existing carry-out restaurant. Seating was offered inside for forty (40) patrons and outside for twenty-eight (28) patrons on a deck located along the south side of the building. On October 17, 1992, City Council approved SUP #2452-B for the review of restaurant. The business has been under the same ownership since the first SUP was issued.
4. The applicant now requests that the rear porch be enclosed to allow for the 28 approved outdoor seats, to become permanent indoor seats. The applicant is requesting no other changes to the special use permit.
5. The applicant has submitted plans showing the design of the addition as well as the location of a handicapped access ramp that the addition necessitates. The ramp will have to be located on the North Henry Street sidewalk and will require an encroachment from the City. The property is not in the historic district and the addition will not be reviewed by the Board of Architectural Review.
6. On December 11, 2002, staff inspected the restaurant for compliance with the conditions of the current SUP. Staff observed 40 seats in the indoor dining room, and an additional four chairs in the carry-out area of the restaurant. Condition #8 of the SUP limits seating inside to 40 patrons. The applicant informed staff that the additional four chairs are provided for customers waiting for their carry-out orders and are not used for patrons to consume food on the premises. Additionally, staff observed that the City trash cans had not been installed as required by condition #2. The applicant alleges that he had purchased and installed both trash cans, however, they were stolen a number of years ago and never replaced. No other violations were observed.

7. Section 8-300(B) of the zoning ordinance exempts restaurants within the Central Business District from the requirement of providing off-street parking. The applicant has provided, however, one off-street parking space at the rear of the building for the one employee who drives to work.
8. The applicant informed staff that although the restaurant currently does not offer delivery service, he would like to maintain condition #7 in the event that he considers reintroducing this service to his business.
9. Because of the proposed addition, the applicant is required to install accessibility for persons with disabilities. The applicant proposes to install a ramp at the existing main entrance of the restaurant on North Henry Street.
10. Zoning: The subject property is located in the CD/Commercial downtown zone. Section 4-503 of the zoning ordinance allows a restaurant in the CD zone only with a special use permit.
11. Master Plan: The proposed use is consistent with the Old Town chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff does not object to enclosing the existing outdoor seating area at the restaurant located at 1024 Cameron Street. The restaurant has existed at this location for the past 12 years and has apparently not caused any problems for the immediate neighborhood. Since 1991, the restaurant has offered 68 seats during good weather months and staff has not received any complaints in regard to negative impacts caused by the number of seats. Because the restaurant is in the Central Business District, it is exempt from the parking requirement and staff finds that any additional impacts on the surrounding neighborhood resulting from enclosing the seating area, and extending the seating year round, will be minimal.

Staff notes that the proposed handicapped ramp will take up an area of the public sidewalk. Staff will work with the applicant to minimize the encroachment both physically and aesthetically and has included a condition requiring that the railing be consistent with the existing metal railing at the entrance of the restaurant.

Staff has also amended condition #2 to require that only one trash be installed, instead of two, which is the standard recommendation for restaurants in the City. Even though the applicant alleges he had already purchased two cans, it was a number of years ago, and prior to the current model of trash can that is required.

Staff recommends a one year review condition so that if the enclosed seating area creates any problems, additional conditions may be considered.

With these conditions, staff recommends approval of the special use 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.
- 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, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- 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 alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building. Enclosure of porch shall meet required egress provisions of the USBC.

- C-5 A fire prevention code permit is required for the proposed operation. An revised egress plan showing fixture location, aisles and exit doors and includes the porch enclosure shall be submitted for review with the permit application.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility is currently operating as Cameron St. Café'/Pasta Peasant under permit #16F0226-1 issued to S & R Enterprises, 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 on 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:

- F-1 No objections.

VP
APPLICATION for SPECIAL USE PERMIT # 2002-0113

[must use black ink or type]

PROPERTY LOCATION: 1024 CAMERON ST.

TAX MAP REFERENCE: Map 6403 Block 7 Lot 1 ZONE: _____

APPLICANT Name: S & R Enterprises Inc.

Address: 1024 CAMERON ST.

PROPERTY OWNER Name: RASOUL TERMEH

Address: 1024 CAMERON ST.

PROPOSED USE: Restaurant (existing)

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.

RASOUL TERMEH
Print Name of Applicant or Agent

[Signature]
Signature

1024 CAMERON ST
Mailing/Street Address

703 519 8155 703 518 4493
Telephone # Fax #

Alex, Va. 22314
City and State Zip Code

10/25/02
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.

100 %

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)

I would like to enclose an
existing porch which I have
sup for. All other conditions
will remain the same

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).

No Change
80-100 Perday

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

No Change
2 1/2 Employees and one owner

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

Day:

Hours:

No Change
Mon. - Sun.

7:00 AM - 12:00 AM

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

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

N/A

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 NO change
exhaust system in place

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?

NO change
Paper, Plastic & Food waste

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

NO change
Approxim. 75 lbs/Day

C. How often will trash be collected?

NO change (Daily)

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

NO change (Daily Pick up)

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:

No Change
Cleaning, degreasing solvents are currently
being used according to the Health Dept. Recommendations

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

N/A

ALCOHOL SALES

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

Yes. No. Existing NO Change

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 & Wine on premises NO Change

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?

No Change CBD - No requirement

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.

Other. No Change

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:

(No Change) Street Parking No Change + 3 spaces lease

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?

10 AM - 12:00 NOON

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

2-3 /week

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?

N/A

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?

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

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:

	<u>68</u>	Maximum number of patron dining seats
	<u>0</u>	Maximum number of patron bar seats
+	<u>0</u>	Maximum number of standing patrons
<hr/>		
	<u>68</u>	Maximum number of patrons

2. 3 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:

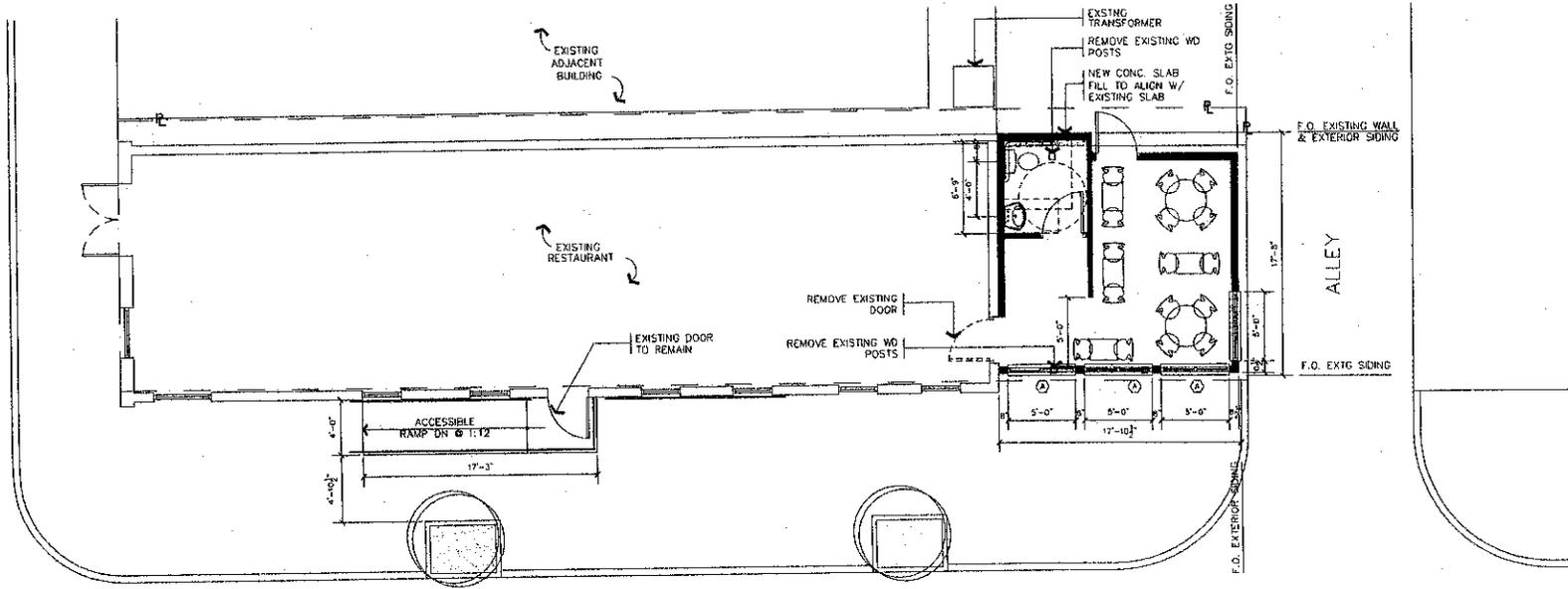
(Check one)

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

SUP 2002-0113



2 NORTH ELEVATION
A1 SCALE: 1/4" = 1'-0"



1 PLAN
A1 SCALE: 1/4" = 1'-0"

PASTA PEASANT ADDITION
1024 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

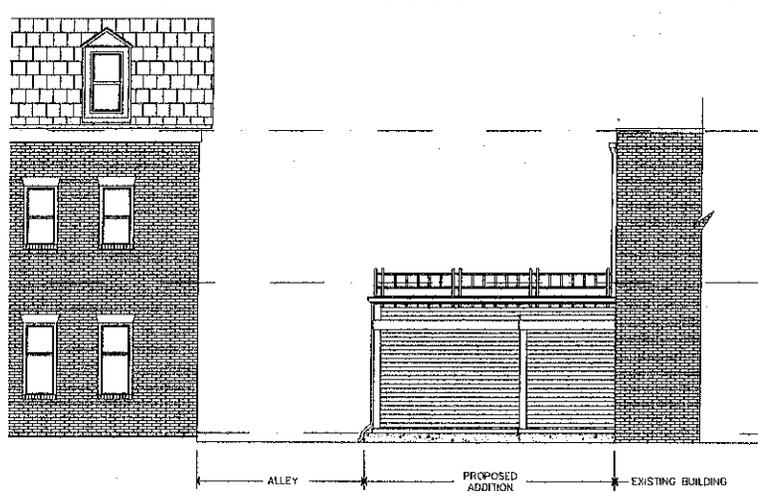
JSARCHITECT

2413 FAIRVIEW DRIVE
ALEXANDRIA, VA 22306
TEL: 703.165.2187

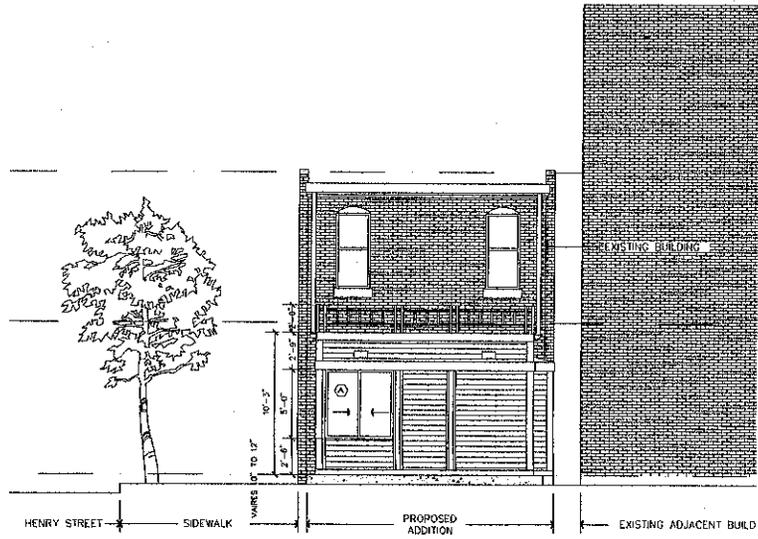
A1

22

Sup 2002-0113



2
A2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1
A2 ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

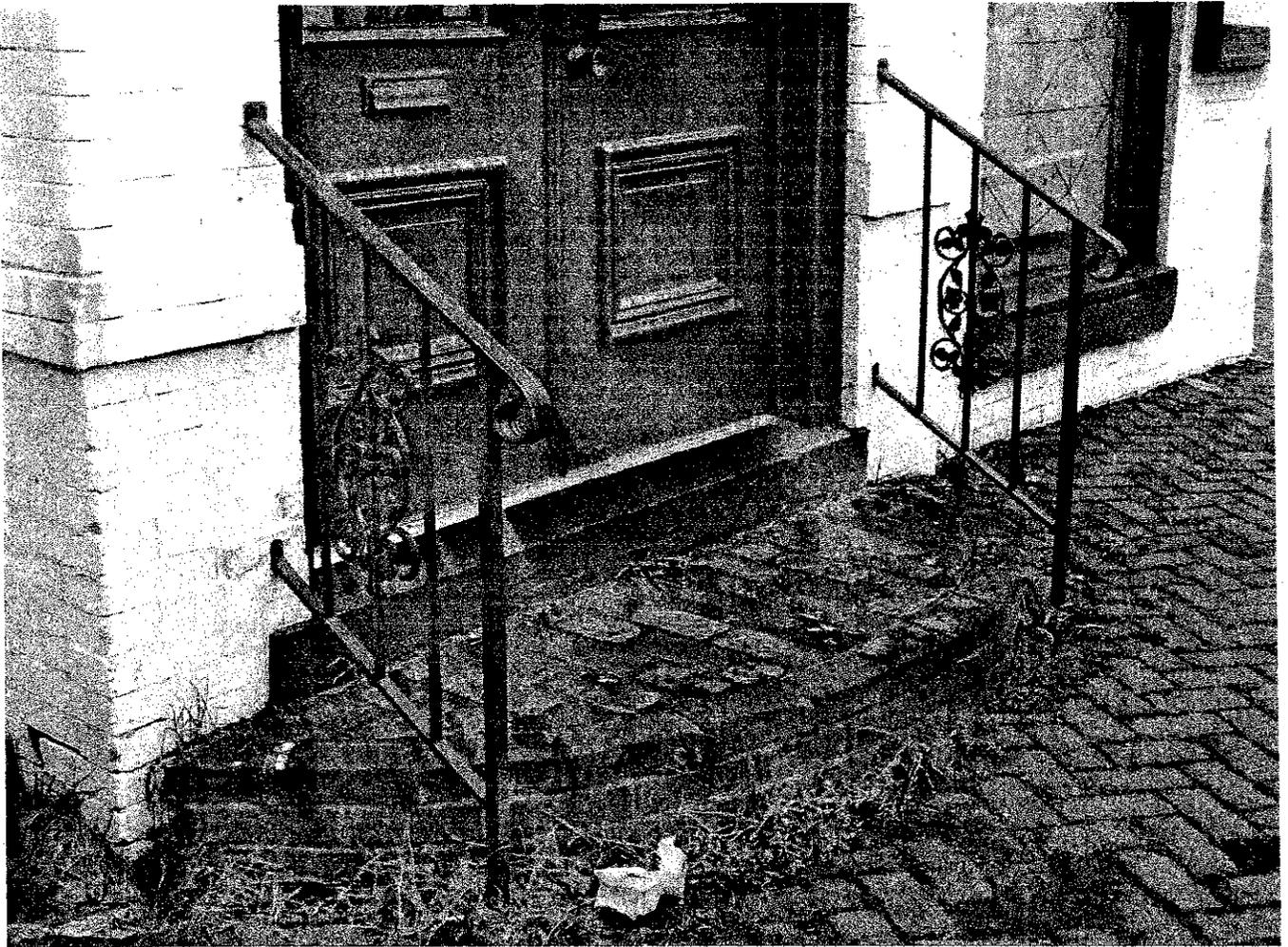
PASTA PEASANT ADDITION
1024 CAMERON STREET
CITY OF ALEXANDRIA, VIRGINIA

JSARCHITECT
3403 FAIRVIEW DRIVE
ALEXANDRIA, VA 22304
TEL: 703.765.2191

DEVELOPMENT, PLAN

A2

23



December 19, 2002

The image above portrays the existing handrail at the Pasta Peasant restaurant. The railing to be provided for the proposed accessible ramp as shown in the permit submission set, dated 12.12.02, for the 'Pasta Peasant Deck Enclosure' project will have materials and detailing similar to that shown above, as is allowed by the accessibility code 1992 CABO/ANSI A117.1 Accessibility Code.

VP
APPLICATION for SPECIAL USE PERMIT # 2002-0113

[must use black ink or type]

PROPERTY LOCATION: 1024 CAMERON ST.

TAX MAP REFERENCE: Map 6403 Block 7 Lot 1 ZONE: CD

APPLICANT Name: S & R Enterprises Inc.

Address: 1024 CAMERON ST.

PROPERTY OWNER Name: RASOUL TERMEH

Address: 1024 CAMERON ST.

PROPOSED USE: Restaurant (existing)

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RASOUL TERMEH
Print Name of Applicant or Agent

[Signature]
Signature

1024 CAMERON ST
Mailing/Street Address

703 519 8755 703 518 4493
Telephone # Fax #

Alex, Va. 22314
City and State Zip Code

10/25/02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 01/07/03 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 01/25/03PH--CC approved the Planning Commission recommendation.