

Docket Item # 13  
SPECIAL USE PERMIT #2006-0004

Planning Commission Meeting  
March 9, 2006

**ISSUE:** Consideration of a request for a special use permit to change the ownership of a nonconforming restaurant.

**APPLICANT:** Vasiliki Voliotis and Efthalia Dhana

**LOCATION:** 1225 Powhatan Street

**ZONE:** RB/Townhouse

**PLANNING COMMISSION ACTION, MARCH 9, 2006:** On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and to amend condition #20 and to delete conditions #3 and #36. The motion carried on a vote of 5 to 0. Mr. Jennings and Mr. Dunn were absent.

Reason: The Planning Commission agreed with the staff analysis. Members agreed with neighbors to delete conditions requiring litter receptacles outdoors. The Commission amended the condition requiring an annual review by City Council, to require a review by City Council only after the first year of operation, and the standard review condition annually thereafter, which requires City Council review only if there are issues.

Speakers:

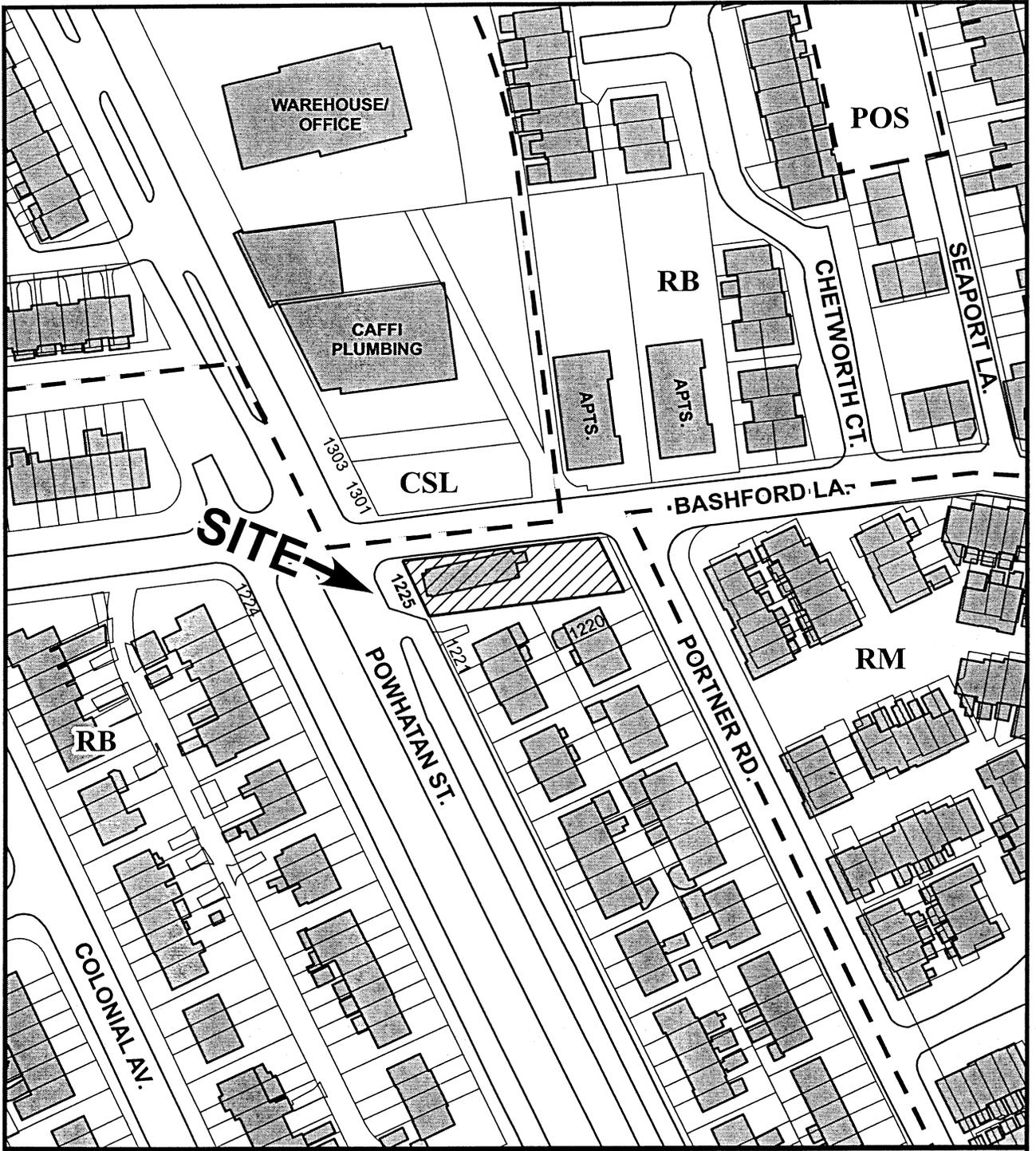
Larry Grossman, area resident, spoke in support of the request, and suggested amending several conditions to provide more flexibility, including allowing extended hours and outdoor seating.

Rick Cooper and Mary Jane Kramer, area residents, spoke in support of the request with all staff recommended conditions.

Sylvia Sibrover, area resident, spoke in support of the request with all staff recommended conditions, and requested that the conditions requiring outdoor litter receptacles be deleted.

Tom Waters, area resident, spoke in support of the request with all staff recommended conditions.

Mariella Posey, President of the Northeast Citizens' Association, spoke in support of the request, stating that the association unanimously supported it with all staff recommended conditions. She also requested that the conditions requiring outdoor litter receptacles be deleted.



**SUP #2006-0004**

**03/09/06**



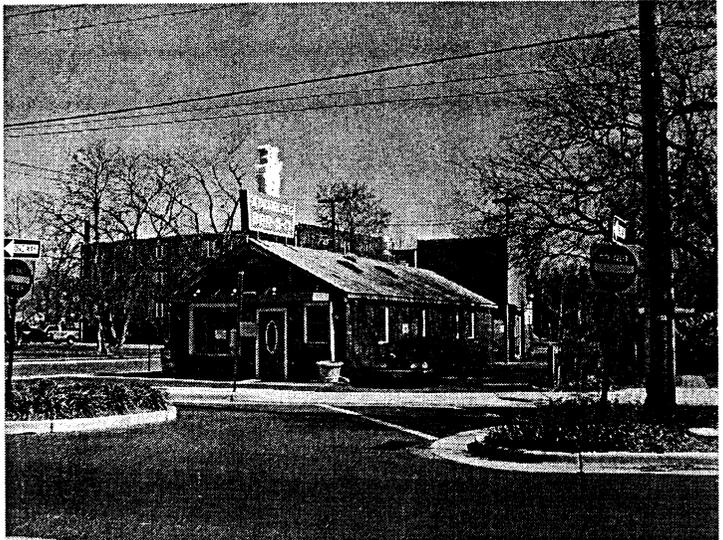
## I. DISCUSSION

### REQUEST

The applicants, Vasiliki Voliotis and Efthalia Dhana, request special use permit approval to change the ownership of a nonconforming restaurant located at 1225 Powhatan Street.

### PROPERTY DESCRIPTION

The subject property consists of two lots of record with a combined area of approximately 7,723 square feet, 50 feet of frontage on Powhatan Street, 163 feet of frontage on Bashford Lane, and 48 feet of frontage on Portner Road. There are nine parking spaces on the lot; no parking is permitted in front of the building. The restaurant is located in a residential area.



### BACKGROUND

The most recent SUP was approved by City Council on September 21, 2004, for a review of the restaurant. The previous owners of the restaurant, Robin Gamzeh and Romas Inc., trading as Ruffino's, were originally approved in June 12, 2001, to operate the Italian restaurant called

"Ruffino's". The restaurant was not open at the time of the one year review, and was still not operating when reviewed by Council in June 2003. According to the applicant, he had trouble with his contractor which delayed the construction process. The restaurant commenced operation in early 2004, then ceased operation by the end of that year. The subject property has been vacant since that time.

### PROPOSAL

Condition #14 of the SUP requires that a change in either the owner or lessee of the property requires City Council approval. The applicant is a new lessee, and is requesting a change of ownership of the restaurant. There are no other changes proposed to the previously approved conditions of the SUP.

The proposed restaurant is a full-service, family-style restaurant to include carryout. The menu will consist of breakfast items, sandwiches, pizza, soups, salads, and dinner platters consisting of traditional Greek, Italian and American cuisine (see attached menu). The applicant proposes to provide on-premise beer and wine service. According to the applicant, she and her family have owned and operated restaurants in the Alexandria area since 1969.

The applicant has secured a temporary arrangement to use five parking spaces at 800 Slaters Lane during evening hours as required by Condition #34 (see attached letter). The applicant is also pursuing other options for off-site parking for such time that parking will no longer be available at 800 Slaters Lane.

NORTHEAST CITIZENS ASSOCIATION

On February 15, 2006, the Northeast Citizens Association voted unanimously to support the proposed new owner of the restaurant.

ZONING

The subject property is located in the RB/Townhouse zone. A restaurant is not a permitted use in the RB zone. Section 12-210 of the zoning ordinance allows the continuation of nonconforming uses beyond December 28, 1991 only with a special use permit. Under Section 12-210 (B)(3) of the Zoning Ordinance, the SUP review is to determine whether the commercial use meets the following criteria:

- 1) The degree to which the commercial use serves the nearby neighborhood;
- 2) The degree to which the commercial use is compatible with existing uses in the nearby neighborhood; and
- 3) The degree to which the commercial use enhances the nearby neighborhood.

In addition, under Section 12-210 (B)(4), the commercial use must serve and enhance the nearby neighborhood and meet the overarching standards for all special use permits in Section 11-504.

MASTER PLAN

The proposed use is inconsistent with the Northeast Small Area Plan chapter of the Master Plan which designates the property for residential use.

**II. STAFF ANALYSIS**

Staff supports the continued operation of the restaurant under new ownership. The new restaurant will make active a property that has been vacant for over a year. The restaurant provides a unique opportunity for dining and gathering in the community. Staff recommends maintaining conditions in the permit that reduce the potential for impacts on the immediate residential neighbors, including limited hours of operation, limited hours for trash pick-up, maintaining landscaping, minimizing noise, and providing off-site parking. In addition, Condition #20 requires that the permit be reviewed by City Council on an annual basis, which will insure that any issues that arise can be addressed. To help control litter on the property, staff recommends that the applicant purchase a City trash can. With these conditions, staff finds that the proposed restaurant will continue to serve, be compatible with, and enhance the nearby neighborhood.

Because the location of the proposed off-site parking will redevelop in the near future, staff recommends that the applicant provide an alternate location for parking within the next six months. The applicant is currently pursuing alternative locations for parking in the area

Staff recommends approval subject to the following conditions.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The restaurant shall contain a maximum of 53 seats. (PC) (SUP #97-0126)
2. The hours of operation shall be limited to 7:00 A.M. to 9:00 P.M., Monday through Thursday, and 7:00 A.M. to 10:00 P.M. Friday through Sunday. (PC) (SUP #97-0126)
3. **CONDITION DELETED BY PLANNING COMMISSION:** ~~At least one trash container shall be located in the parking area for use of patrons. The container shall not be permitted to overflow, and the area around it must be kept clean. (P&Z) (SUP #2413)~~
4. Condition deleted. (SUP #99-0139)
5. Litter on the site and on the public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day, or 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 #2413)
6. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2413)
7. 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 #96-0122)
8. **CONDITION DELETED BY STAFF:** ~~The nonconforming use shall be extended until either City Council takes further action or five years from October 2001, whichever occurs first. (CC) (SUP #2000-0083)~~

9. **CONDITION AMENDED BY STAFF:** 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) ~~The special use permit shall be granted to the applicant only, namely, Robin Gamzeh and Roma's Inc., and only as long as the corporation is owned and controlled by Robin Gamzeh and Hossein Rad. (P&Z) (SUP #2001-0017)~~
10. Kitchen equipment or other types of equipment shall not be cleaned outside, nor shall any cooking residue or other wastes be washed into the streets, alleys, sidewalks or sewers. (T&ES) (SUP #2001-0017)
11. No music or amplified sound shall be audible at the property line. (P&Z) (SUP #2413-C)
12. No outside dining facilities shall be located on the premises. (P&Z)(SUP #2413-C)
13. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2413-C)
14. An amendment to the special use permit will be required if there is any change either to the ownership or to the lessee. (CC) (SUP #2413-C)
15. The new 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. (P&Z) (SUP #2001-0017)
16. Applicant will work with the civic association and obtain staff approval regarding any sign replacement. (CC) (SUP #96-0122)
17. The applicant shall control odors, smoke, and any other air pollution from operations at the site and from the property to prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the T&ES Division of Environmental Quality. (T&ES)
18. Condition deleted. (SUP #99-0139)
19. Condition deleted. (SUP #2001-0017)
20. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~The Director of Planning and Zoning shall annually review this particular application and docket it for consideration by the Planning Commission and City Council. 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. The Director of Planning and Zoning shall review the special use permit annually thereafter and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (PC)-(P&Z)(CC)-(SUP #2000-0083)

21. Condition deleted. (SUP #2001-0017)
22. See consolidated parking condition #34. (SUP #2001-0017)
23. Condition deleted. (SUP #2000-0083)
24. The applicant shall have its trash removed only between the hours of 9:00 a.m. and 11:00 a.m. daily. (P&Z) (SUP #2001-0017)
25. The applicant shall maintain in good condition all landscaping on the property, which shall include watering on a regular basis, removing and replacing dead plantings as needed, and pulling weeds and mowing grass strips on a regular basis, pursuant to a plan approved by the Director of Planning and Zoning. (P&Z) (SUP#2004-0048)
26. The applicant shall paint the rooftop equipment screening consistent with the dumpster screening within 45 days of this approval, and shall thereafter maintain the dumpster and rooftop equipment screening in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2001-0017)
27. See consolidated parking condition #34. (SUP #2001-1107)
28. The applicant shall provide a public sidewalk easement on the Bashford Lane side of the property to allow the construction of a five foot wide walkway adjacent to the curb. (T&ES) (SUP #2001-0017)
29. Condition deleted. (P&Z)
30. Condition deleted. (PC)

31. Loudspeaker(s) shall not be installed on the exterior of the building. (SUP #2001-0017)
32. See consolidated parking condition #34. (SUP #2001-0017)
33. The applicant shall maintain the Dixie Pig reproduction sign in good condition in a design consistent with the original sign to the satisfaction of the Director of Planning and Zoning. (PC)(SUP#2004-0048)
34. **CONDITION AMENDED BY STAFF:** Parking shall be provided as follows:
  - A. The applicant shall provide no fewer than 14 off-street parking spaces. At least nine of the spaces shall be located on-site in well striped spaces. Five or more spaces shall be located at 800 Slaters Lane (Nordic Press) the Alexandria Executive Club Suites, and shall be available for use between 5:00 p.m. and 10:30 p.m. daily. Within six months of approval, the applicant shall provide an alternate location for the five off-site parking spaces, to the satisfaction of the Director of Planning and Zoning. The Director of Planning and Zoning may approve a reasonably equivalent alternative location for the off-site spaces. (P&Z)
  - B. The applicant shall not permit parking on its property in front of its building and shall also post signs saying "Parking Not Permitted in front of the building."
  - C. The applicant shall require that its employees who drive to work use off-street parking. (City Council) (SUP #2001-0017)
35. Condition deleted. (P&Z)
36. **CONDITION DELETED BY PLANNING COMMISSION: ~~CONDITION ADDED BY STAFF:~~** Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
37. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

38. **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, and on how to prevent underage sales of alcohol. (P&Z)
  
39. **CONDITION ADDED BY STAFF:** Lighting shall be provided in the parking lot during nighttime hours, to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. If needed, the lighting shall be shielded to prevent glare on adjacent properties. (P&Z)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Urban Planner.

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- 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.
- R-4 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation.
- 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.

##### Code Enforcement:

- C-1 A new Fire Prevention Permit is required due to the change in ownership.

##### Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are not transferable.

- C-3 This facility must meet current Alexandria City Code requirements for food establishments. Contact Environmental Health at 838-4400 ext. 250 to arrange for a “change of ownership” inspection.
- C-4 If changes to the facility are to be done, five sets of plans must 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 plans review of food facilities.
- C-5 Permits 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.
- F-1 This facility is currently closed for business. The Alexandria Health permit expired December 2004.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- F-1 The applicant is seeking an “ABC On” license only. The Police Department has no objections.
- F-2 The Police Department has no objections to the change of ownership.

APPLICATION for SPECIAL USE PERMIT # 2006-0004

[must use black ink or type]

PROPERTY LOCATION: 1225 Powhatan Street

TAX MAP REFERENCE: 044.04-07-01 ZONE: RB

APPLICANT Name: Vasiliki Voliotis & Efthalia Dhana  
"Vaso's Kitchen"  
Address: 8615 Vernon Avenue, Alex VA 22306

PROPERTY OWNER Name: Robin Gamzeh

Address: 4763 Lee Highway, Arlington VA 22207

PROPOSED USE: Family Style Restaurant.  
Change of ownership

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.

Vasiliki Voliotis  
Print Name of Applicant or Agent

Vasiliki Voliotis  
Signature

8615 Vernon Ave, Alex, VA 223  
Mailing/Street Address

703-347-6677 \_\_\_\_\_  
Telephone # Fax #

Alexandria VA 22309  
City and State Zip Code

1/11/2006  
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.

Vasiliki Voiliotis 50%  
Efthalia Dhana 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)

Please See Attached  
sheet on Back of Application.

## NARRATIVE DESCRIPTION

3.

I, Vasiliki Voliotis and my daughter Efthalia Dhana request a Special Use Permit to operate a family style full service restaurant including carry-out located at 1225 Powhatan street, at the previous site of the Dixie Pig Restaurant.

The hours of operation we are requesting are Monday–Thursday 7:00 a.m.–9:00 p.m. and Friday–Sunday 7:00 a.m.–10:00 p.m. our expected peak hours will be 8:00 a.m.–10:00 a.m. for breakfast, 12:00 noon–2:00 p.m. for lunch and 6:30 p.m.–8:30 p.m. for dinner.

The projected maximum employees to be on a shift will be 4 people during peak hours and 2 people off peak hours. The restaurant will consist of 48 patron-dining seats and 5 patron bar seats for counter top dining. The maximum seating capacity will be 53 seats. There are 9 non-street parking spaces provided on premises for patrons and 5 non-street parking spaces provided off premises for employees.

The menu will consist of breakfast items i.e. eggs, bacon, hash browns ect. Lunch items i.e. sandwiches, pizza, soups, salads ect. Dinner items will include most of the lunch items plus dinner platters consisting of traditional Greek, Italian and American Classics, please see attached draft menu. We are also requesting wine and beer sales on premises ONLY. Projected wine and beer sales will be 10% - 15% of gross sales.

All deliveries for the operation of the restaurant will be accepted only at off peak hours between 10:00 a.m. – 12:00 noon and 2:00 p.m. – 4:30 p.m. Any potential odors from cooking will be controlled by a U.L. Listed exhaust hood and filter system to be maintained and serviced by an outside contractor. Any potential noise from the mechanical equipment i.e. A/C compressors and refrigerator compressors will be dampened by a wood fence enclosure of the mechanical equipment. Garbage to be produced will be contained in a 8 yard sealed dumpster, which will be enclosed by a 6' high wood fence, trash pick up will done twice a week . Two exterior commercial grade trashcans with liners and lids will be provided in the parking area and restaurant exit for patron use.

More details can be given upon request on the daily operations of the restaurant. My family and me have owned and operated restaurants in the Alexandria area since 1969. It would be an honor to own and operate a restaurant in the Historic City Of Alexandria.

**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, # 2004-0048
  - 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).

maximum 53 Seat Dining. Expected Peak

Daily 8:00 a.m - 10:00am, 12:00p.m - 2:00pm, 6:30-8:30 p.m.

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

4 employees during Peak hours listed above,  
and 2 employees off Peak hours.

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

Day:

Hours:

Monday through Thursday

7:00 am to 9:00 p.m

Friday through Sunday

7:00 am to 10:00 p.m

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

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

Exhaust hood, Air conditioning compressor,  
car doors, starting car engines.

B. How will the noise from patrons be controlled?

No outdoor dining will be provided.  
Fence will enclose A/c compressor on Roof  
Top.

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

Potential odors will be cooked food aromas.  
Exhaust Filters will be maintained by outside  
contractor.

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 cartons, Bottles; Tin containers.  
Paper products; Sealed Trash Bags <sup>Placed in</sup> Enclosed  
<sup>Trash container</sup>

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

roughly 16 yards per week.

C. How often will trash be collected?

Twice a week.

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

There will be 2 Patron Trash containers  
placed outside of Building with lids; liners,  
to control odor; accessibility by animals.

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:

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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:

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

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### 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.

Proposed sale of Beer & wine on premises  
only! Projected sales to be 10% to 15%  
of Gross Sales.

**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?

14 OFF-STREET Spaces

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

14 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

C. Where is required parking located? 9  on-site 5  off-site (check one)

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

800 Slaters Lane, Alex VA 22314 (see Attached tel)

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? 2

C. Where are off-street loading facilities located? N/A

\_\_\_\_\_  
\_\_\_\_\_

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

9:30 - 11:30 A.m , 2:30 - 4:00 P.m

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

roughly 3 to 4 times a 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?

Street access to Property very 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? \_\_\_\_\_ square feet.

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

1606 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1600 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: \_\_\_\_\_

Sup 2006-0004

~~-BREAKFAST SPECIALS~~

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- 1 EGG, ANY STYLE, HASHBROWNS & TOAST
- 1 EGG, ANY STYLE, SAUSAGE, HASHBROWNS & TOAST
- 1 EGG, ANY STYLE, BACON, HASHBROWNS & TOAST
- 1 EGG, ANY STYLE, BAKED HAM, HASHBROWNS & TOAST
- 2 EGG, ANY STYLE, HASHBROWNS & TOAST
- 2 EGG, ANY STYLE, SAUSAGE, HASHBROWNS & TOAST
- 2 EGG, ANY STYLE, BACON, HASHBROWNS & TOAST
- 2 EGG, ANY STYLE, BAKED HAM, HASHBROWNS & TOAST

~~-PANCAKES & FRENCH TOAST~~

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- 2 PANCAKES, 1 EGG ANY STYLE WITH CHOICE OF BACON, SAUSAGE OR BAKED HAM
- 3 PANCAKES, 1 EGG ANY STYLE WITH CHOICE OF BACON, SAUSAGE OR BAKED HAM
- 2 FRENCH TOAST, 1 EGG ANY STYLE WITH CHOICE OF BACON, SAUSAGE OR BAKED HAM
- 2 PANCAKES WITH MAPLE SYRUP
- 3 PANCAKES WITH MAPLE SYRUP
- 2 PIECES OF FRENCH TOAST WITH MAPLE SYRUP

~~-OMELETTE'S~~

---

- CREATE YOUR OWN STYLE OMELETTE
- FETA CHEESE, HAM, GREEN PEPPERS CHEESE, TOMATOES, BACON, HALLOUMI CHEESE

~~-SIDE ORDERS~~

---

- FRENCH FRIES
- ONION RINGS
- POTATOE SALAD
- HOMEMADE COLESLAW
- MELTED CHEESE CORN SQUASH
- PITA
- GARLIC BREAD

~~APPETIZER'S~~

---

- SHRIMP COCKTAIL
- BUFFALO CHICKEN WINGS
- SPANIKOTIROPITA
- TSANZIKI, FETA CHEESE, GREEK OLIVES, OLIVE OIL AND PITA....(GREEK SAMPLER)
- DOLMADES
- MOZZERELLA STICKS
- FRIED CALAMARI

~~-SOUPS~~

---

- FRESH SOUP OF THE DAY
- CUP-
- BOWL-

~~-SALADS~~

---

- TOSS SALAD
- CHEF SALAD
- CEASER SALAD
- TUNA SALAD
- GREEK SALAD
- GRILLED CHICKEN SALAD
- VASO'S SPECIAL SALAD

~~-CLUB SANDWICHES~~

---

- TURKEY & BACON CLUB
- HAM & SWISS CHEESE CLUB
- ROASTBEEF CLUB
- GRILLED CHICKEN CLUBS
- MAKE YOUR OWN CLUB

~~-SUBMARINE SANDWICHES~~

---

- ULTIMATE STEAK 'N CHEESE SUB
- MEATBALL MARINARA SUB
- TUNA SUB
- COLD CUT SUB
- BBQ SUB
- VEGGIE SUB

~~-PITA BREAD SANDWICHES~~

---

- GYRO
- CHICKEN SOUVLAKI
- PORK SOUVLAKI
- HALLOUMI CHEESE CUCUMBER BUTTER SANDWICH

~~-BURGERS & SANDWICHES~~

---

- ALL AMERICAN HAMBURGER
- ALL AMERICAN CHEESEBURGER
- ALL AMERICAN BACON
- CRABCAKE SANDWICH
- ROASTBEEF SANDWICH
- GREEK CHEESE SANDWICH
- BBQ SANDWICH
- HOT ROASTBEEF SANDWICH
- LOUNZA SANDWICH

~~-PIZZA'S~~

---

- SMALL
- MEDIUM
- LARGE
- ADD ANY TOPPINGS

~~-ENTREES~~

---

- TENDERLOIN KABOB

SUP2006-0004

- CHICKEN KABOB
- MOUSAKA
- PASTICHO
- BBQ RIBS
- CHOP SIRLOIN STEAK
- CRAB CAKE PLATTER
- FLOUNDER STUFFED WITH SPINACH

-PASTA ENTREES

---

- SPAGHETTI WITH MEATBALLS
- SPAGHETTI WITH SAUSAGE
- SPAGHETTI MARINARA
- FETTACHINI ALFREDO WITH GRILLED CHICKEN
- RAVIOLI
- BOLONGESE (MEATSAUCE OR CREAM SAUCE)

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:

$$\begin{array}{r} \underline{48} \text{ Maximum number of patron dining seats} \\ + \underline{5} \text{ Maximum number of patron bar seats} \\ \hline \underline{0} \text{ Maximum number of standing patrons} \\ \hline \underline{53} \text{ Maximum number of patrons} \end{array}$$

2. 4 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

**N O R D I C**  
**P R E S S**

January 13, 2006

**TO: VASILIKI VOLIOTIS, Owner  
Dixie Pig Restaurant  
1225 Powhatan Street  
Alexandria, VA 22314**

**FROM: James A. Murray, President  
Nordic Press**

*James A Murray*

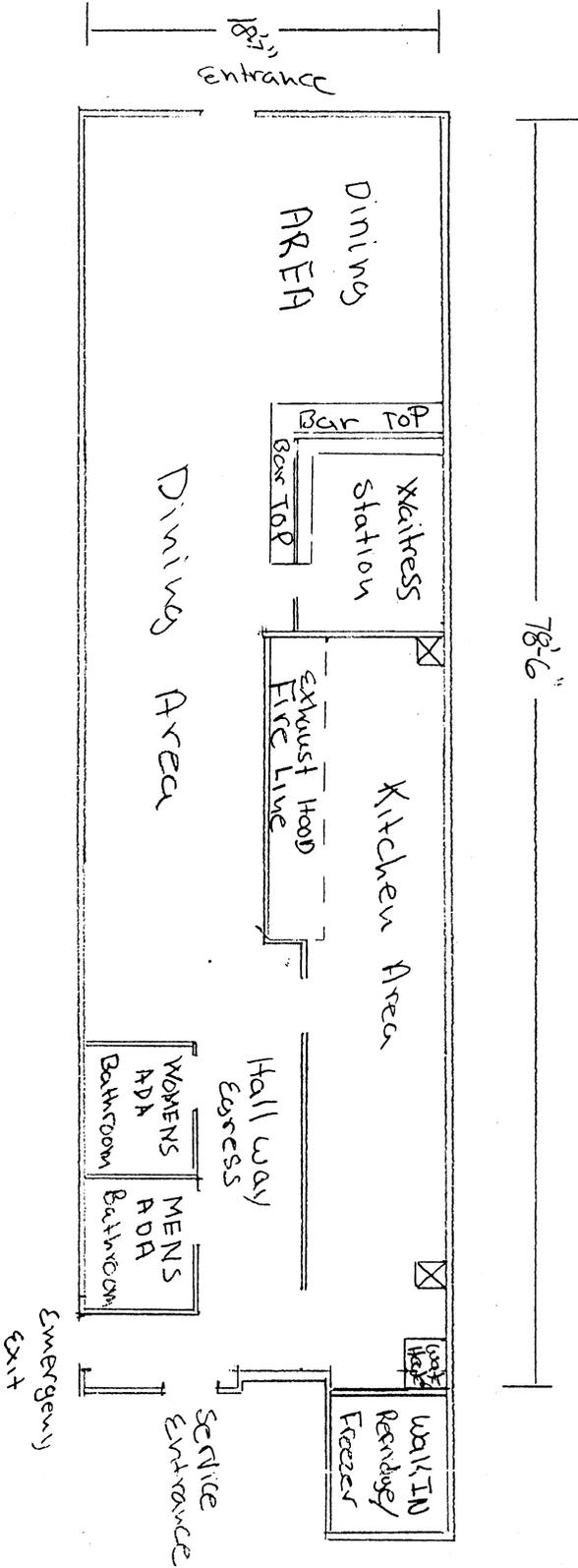
**RE: PERMISSION FOR PARKING**

**The Dixie Pig located at 1225 Powhatan Street, Alexandria, VA 22314, has my permission to have their employee's park from the hours of 5 p.m. to 10 p.m. in five (5) spaces of the parking lot of Nordic Press located at 800 Slaters Lane, Alexandria, VA 22314.**

25

*SUP 2006-0004*

SIP 2006-0004



Floor Plan "VASOS Kitchen" (Dixie Pig)

1225 Pavilion Street, Alexandria, VA 22314

Tax MAP # 044.04-07-01

26

Scale: 1/8" = 1'  
Date: 1/10/2006



# **The Dixie Pig Restaurant**

## **An Alexandria Cultural Landmark**

**By Bonnie Rideout**

Alexandria is a city rich in history and is dotted with many historic landmarks. The Dixie Pig Restaurant is part of this long heritage. Although not associated with any of the more recognizable figures in Virginia history, the Dixie Pig nevertheless embodies an undeniable continuity with the cultural past of the local community.

The first historical reference to the property dates to 1870 when the area was known as the Jefferson District of Arlington. In October of that year, Scott School, a segregated institution for blacks, was established. The school's first principal was Mary A. Nevett. Scott was one of a series of late-nineteenth-century segregated schools organized in Alexandria by Alfred H. Parry. Parry's mother-in-law, incidentally, had been a servant at George Washington's estate, Mount Vernon.

Despite strong local opposition to Parry's places of learning for the disadvantaged, which operated in churches, private homes, barracks, and warehouses, Scott School served the community's black population for many years until its students were eventually dispersed to nearby Parker Grey High School, and the Snowden and Hollowell schools. Alexandria resident [and local historian], Harry Burke, born in the late 1920's, recalls [a story of] the students of Scott and one of their teachers, Mrs. Prichett. "Most of the kids in the school," recalls Mr. Burke, "lived on the other side of the railroad tracks where their fathers worked, while others lived near the power plant."

The next documented structure to appear on the site was a grocery store erected in 1918. It is uncertain whether or not Scott School was torn down at that time or if the store was simply erected on the old foundation of the school. Shortly after the store building went up, this section of Powhatan Street (called Washington Road at the time) became part of the City of Alexandria. Canton and Sarah Johnson ran the store after inheriting it from Kent and Rosa Johnson in 1938. Confirmation of the link between the Johnson's store and Scott School can be found in a 1939 deed to the adjoining property that still referred to the grocery store property as the "old school lot."

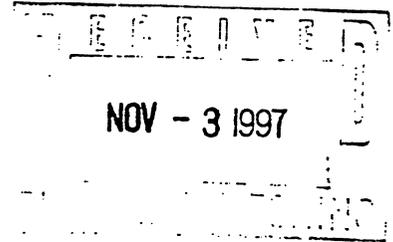
By the 1950's [sometime in 1940's], the grocery store was converted into a diner, beginning the history of the present-day Dixie Pig establishment. The Dixie Pig has long been a fixture in the local community life of the Powhatan Street area. The interior and decor of the building is original [vintage] 1950's.

Beyond the architecture of the building, the unique neon sign is an important artistic and historical artifact. It is one of the oldest neon signs in the [Metropolitan] Washington, D.C. area. Professionals have reflected on the cultural relevance of the landmark. Even artists have taken note of the structure. An art exhibition at the Old Summer School in Washington, D.C. features the work of another Dixie Pig restaurant sign in its display. Also, the picture of the Dixie Pig Restaurant is on display at the Torpedo Factory in Old Town Alexandria.

## North-East Citizens' Association

Poul Hertel  
President  
Tel.: (703) 684-5575

November 3, 1997



Planning Commission  
Alexandria City Hall  
City of Alexandria  
301 King Street  
Alexandria, Va. 22314

Honorable Commissioners:

On behalf of the Board of Directors of the NorthEast Citizen's Association, I am writing you in support of the pending application for a Special Use Permit submitted by Ms. Cathy Kane, which would allow her to operate the Dixie Pig restaurant located in our neighborhood. We believe that with reasonable and appropriate conditions imposed on the use of the property, the restaurant proposed by Ms. Kane would be a beneficial part of our community.

Representatives of our neighborhood have on several occasions spoken to Ms. Kane about her plans for the property, and have found her to be receptive to our concerns and willing to accommodate the neighborhood. Among the concerns that have been discussed were:

1. The need to limit noise affecting the adjacent homes through appropriate limits on the hours of operation.
2. The need to keep the right-of-way in front of the property clear of vehicles.
3. The need for a well-maintained parking lot, and provision for additional, off-street, over-flow parking.
4. The need for a well-lit property at all times.
5. The need for daily trash collection.
6. The need for appropriate and attractive landscaping.
7. Repair and maintenance of the Dixie Pig sign.
8. The need to maintain pricing policies suitable to the neighborhood's elderly residents living on fixed incomes.

Although Ms. Kane will speak for herself regarding the specific conditions she would accept, we have found her to be generally willing to address our concerns, and expect that if reasonable conditions were to be placed on the SUP, if these conditions may not be altered without additional public hearings, and if the city monitors the use of the property, the proposed use would be very beneficial.

We also understand that Ms. Kane would like to use the restaurant for a limited amount of catering to National Airport. With oversight by the City, we believe that such catering would have little adverse impact on our neighborhood, provided that Ms. Kane agrees that no more than two delivery vehicles will be

used for catering services.

We also understand that Ms. Kane intends to seek a license to sell beer and wine. We have no objection to this, provided that such sales are only for on-site consumption or for delivery with catered meals, with no carry-out sales permitted.

For the record, I should state that although the specifics of Ms. Kane's proposal have not come to a vote by the membership, the membership did vote overwhelmingly in favor of the Dixie Pig property continuing to be used as a neighborhood restaurant. We also are informed that at least some other members prefer that the property would convert to residential use.

Thank you for your consideration of the views of the NorthEast Citizen's Association.

Sincerely Yours;

A handwritten signature in black ink, appearing to read "Poul Hertel", written in a cursive style.

Poul Hertel  
1217 Michigan Court  
Alexandria Va. 22314

SPEAKER'S FORM

DOCKET ITEM NO. 10

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Jennifer Sydney  
2. ADDRESS: 714A North K.L.H.  
TELEPHONE NO. 703 836-6333 E-MAIL ADDRESS: jsydney@comcast.net  
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? me

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
live in neighborhood

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

10  
3-18-06



March 13, 2006

City of Alexandria  
301 King Street  
Alexandria, Virginia 22314

*Bill*

Dear Mr. Mayor ~~and~~ Members of Council:

Next Saturday you will be considering an application for the change of ownership of a restaurant located at 1225 Powhatan, the Dixie Pig.

The applicant, Vasiliki Voliotis "Vaso," came to the February 15th meeting of the NorthEast Citizens' Association to tell us her plans for the restaurant and answer our questions. After she talked, the association unanimously and enthusiastically voted to support this application since she agreed to comply with all the conditions of the previous SUP, did not ask for any changes to these conditions, they liked her answers with regard to her proposed menu - not to mention the fact all wanted to see a restaurant reopen at the Pig.

Although no one at the meeting expressed any concerns about, or asked for any change to the SUP, I felt comfortable speaking before the Planning Commission, as an individual, to ask for the deletion of Condition #3, "At least one trash container shall be located in the parking area for the use of patrons," based on previous history surrounding a trash can on the property in question.

In the past there had been a trash can located very near the Dixie Pig property. The neighbors and the patrons of the restaurant asked that it be removed since the people who walked their dogs in the lot across from the Pig or in the open space on Powhatan used it to deposit their doggie waste. This created a very unpleasant smell and health hazard for those entering or leaving the restaurant. Because of this offensive odor, the neighbors asked that the can be removed and the city complied.

At the same Planning Commission hearing another person asked for deletions or significant changes to some of the major conditions of the SUP. These concerned a change in condition #2, hours of operation; a deletion and change in Condition #12, the outside seating; a deletion of Condition # 33, the requirement to maintain the Dixie Pig sign; and a change to Condition 34 by reducing the off-site parking from 14 spaces to nine.

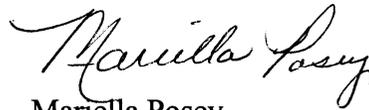
The Honorable Mayor and Members of Council  
March 11, 2006  
Page 2

(Another piece of history, a few years ago Lee's Market, which is located about one block from the Dixie Pig on Bashford, asked for outside seating. Although the Land Use Committee recommended the outside seating be approved but with fewer seats, the association voted against outside seating.)

Everyone has the right to express his or her opinion, but even if any individual or I would like to see a change to a major condition, the will of the association membership should take priority.

All of these specific major conditions were requested to be put in the previous SUP after much discussion by the association and should not be changed unless they are thoroughly discussed and vetted by the association. No one asked for any changes to the SUP at our February 15th meeting and the applicant did not ask us to make any changes. Should the applicant ask for changes when she comes for her annual review, we, of course, will be happy to consider changes. Until then, please support the application, with the minor changes, as recommended by the Planning Commission.

Sincerely,



Mariella Posey  
President  
NorthEast Citizens' Association  
915 Second Street  
Alexandria, Virginia 22314-1347

/mpp

cc: Valerie Peterson

APPLICATION for SPECIAL USE PERMIT # 2006-0004

[must use black ink or type]

PROPERTY LOCATION: 1225 Powhatan Street

TAX MAP REFERENCE: 044.04-07-01 ZONE: RB

APPLICANT Name: Vasiliki Voliotis & Efthalia Dhana  
"Vaso's Kitchen"  
Address: 8615 Vernon Avenue, Alex VA 22309

PROPERTY OWNER Name: Robin Gamzeh

Address: 4763 Lee Highway, Arlington VA 22207

PROPOSED USE: Family Style Restaurant.  
Change of ownership

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.

Vasiliki Voliotis  
Print Name of Applicant or Agent

Vasiliki Voliotis  
Signature

8615 Vernon Ave, Alex, VA 223  
Mailing/Street Address

703-347-6677 \_\_\_\_\_  
Telephone # Fax #

Alexandria VA 22309  
City and State Zip Code

1/11/2006  
Date

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

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

ACTION - PLANNING COMMISSION: Recommended approval with amendments 5-0 3/9/06

ACTION - CITY COUNCIL: 3/18/06 - CC approved PC recommendation 7-0 (see amendments)

an existing restaurant; zoned CL/Commercial Low. Applicant: Meija Brothers, Inc., by Mariela Garrido.

PLANNING COMMISSION ACTION: Recommend Approval with amendments 5-0

This item was moved to the Action Consent Calendar.

Council Action: \_\_\_\_\_

10. SPECIAL USE PERMIT #2006-0004  
1225 POWHATAN STREET  
RESTAURANT

Public Hearing and Consideration of a request for a special use permit to change the ownership of a restaurant; zoned RB/Residential. Applicant: Vasiliki Voliotis and Efthalia Dhana

PLANNING COMMISSION ACTION: Recommend Approval with amendments 5-0

City Council approved the Planning Commission recommendation, with an amendment to condition #20(c) stating, "the director has the determined that there are *issues* with the operation of the use and that new or revised conditions are needed."

Council Action: \_\_\_\_\_

## **ORDINANCES AND RESOLUTIONS**

None.

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

### **DEFERRAL/WITHDRAWAL CONSENT CALENDAR (11)**

#### **Planning Commission (continued)**

11. SPECIAL USE PERMIT #2005-0137  
3912 ELBERT AVENUE  
COMMUNITY LODGINGS

Public Hearing and Consideration of a request for a special use permit for a non-commercial, not-for-profit facility and for a parking reduction; zoned RA/Residential. Applicant: Community Lodgings, Inc., by Bonnie Baxley

PLANNING COMMISSION ACTION: Deferred

## **END OF DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

City Council noted the deferrals.