

EXHIBIT NO. 1

3
1-20-07

Docket Item #2
SPECIAL USE PERMIT #2006-0107

Planning Commission Meeting
January 4, 2007

ISSUE: Consideration of a request to amend the hours of operation of an existing restaurant.

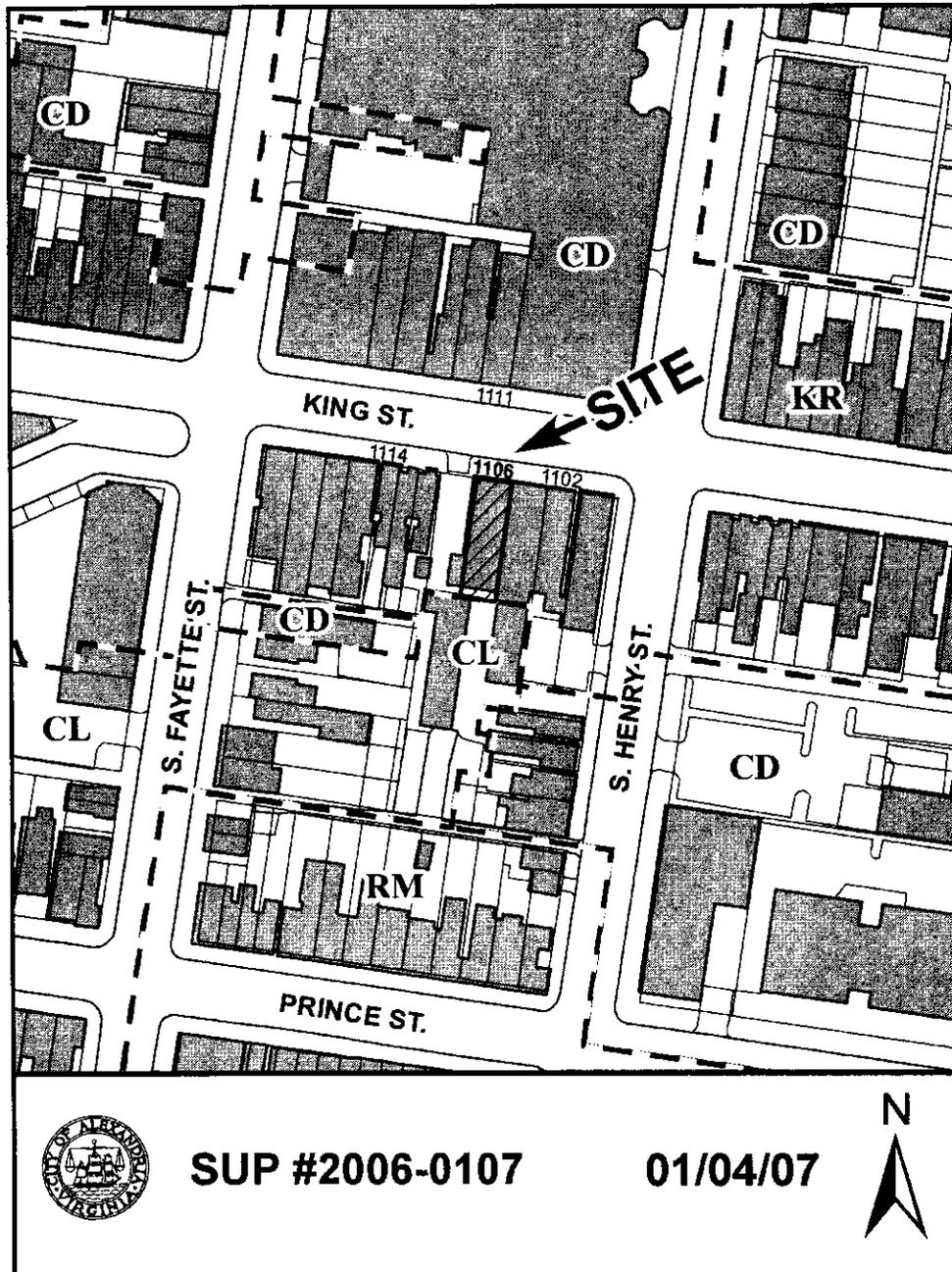
APPLICANT: 1106 King Restaurant, LLC
by David Chamowitz, agent

LOCATION: 1106 King Street

ZONE: KR/King Street Retail

PLANNING COMMISSION ACTION, JANUARY 4, 2007: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable, codes, ordinances and staff recommendations.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



I. DISCUSSION

REQUEST

The applicant, 1106 King Street, L.L.C., requests special use permit approval to amend the hours of operation for a restaurant located at 1106 King Street.

SITE DESCRIPTION

The subject property is two lots of record, each with 24 feet of frontage on King Street, 84 feet of depth and a total lot area of 2,016 square feet. The two lots are developed with a two story building used as a restaurant and a patio for outdoor seating.



The surrounding properties are developed with retail to the east, Georgetown Optician to the west, a vacant building to the north, and residential to the south. In addition, there are other retail, restaurants, and offices within a block of the subject property.

BACKGROUND

On September 14, 1985, City Council granted Special Use Permit #1817 for the operation of a restaurant. Since the approval of SUP#1817, there have been several other special use permits granted for the 1106 King Street location, including:

Date Granted	SUP#	Request
18-May-96	96-0020	To add outdoor seating to an existing restaurant
24-Sep-02	2002-0049	Change of Ownership
16-Nov-02	2002-0079	Change in Hours of Operation
12-Jun-04	2004-0037	To add 15 additional outdoor seats
5-Oct-06	2006-0079	Change of Ownership

On December 15, 2006, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant requests approval to increase the closing hours for the interior dining area of the restaurant from Sunday through Thursday at 11pm and Friday through Saturday at 12am to 1am Daily. The applicant has described the operations of the restaurant as follows:

Interior Dining Area Closing Hours:	<i>Existing-</i>	Sun- Thurs: 11 pm
		Fri- Sat: 12 am
	<i>Proposed-</i>	Daily: 1 am

Number of Existing Seats: 108- Indoors
+ 45- Outdoors
153 Total Seats (no change requested)

Noise: No additional noise impacts are anticipated

Trash/Litter: No additional trash/ litter impacts are anticipated

Alcohol Sales: (no change requested) On-premise alcohol sales- *Existing*

PARKING

According to Section 8-300 (B) of the Zoning Ordinance, parking provisions do not apply to restaurants located within the Central Business District. However according to condition #37, the applicant shall participate in any organized program to assist with both employee and customer parking, and condition #26 requires employees to park off-street and/or provide employees who use mass transit with subsidized bus and rail fare media. In addition, the applicant will maintain an existing parking agreement for 33 parking spaces located at a nearby parking lot, per condition #7.

As part of the King Street Retail Strategy, a validated parking program, similar to "Park Alexandria," was recommended in order to encourage the use of garages. The parking validation program would involve negotiating agreements with garage operators to accept a subsidy given by King Street restaurants to be used for customer's parking. Both garage operators and restaurants calculate the amount that has been subsidized and the restaurant will pay the subsidized amount due to garage operators for allowing their customers to park there. At this time, staff is developing a plan to reactivate the Park Alexandria Program in early 2007.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street Urban Retail zone. Section 6-702 (A)(2) of the Zoning Ordinance allows a restaurant in the KR/King Street Urban Retail zone only with a Special Use Permit.

The proposed use is consistent with the King Street Retail Strategy chapter of the Master Plan.

BOARD OF ARCHITECTURAL REVIEW

The location of the restaurant is within the jurisdiction of the Old and Historic Board of Architectural Review. Since the applicant is not proposing any exterior changes to the building, the applicant is not required to file with the BAR for review. However, if there are any exterior changes to the building that are visible from the public right-of-way, the applicant will be required to file an application for review of the modifications with the Old and Historic Board of Architectural Review.

II. STAFF ANALYSIS

Staff has no objection to an increase in hours of operation for the restaurant. Staff finds the request to be reasonable and consistent with the hours of operation of existing restaurants in the area, such as Bistro Lafayette at 1118 King Street (SUP94-0315) closing at 1A.M. on weekends and Vermilion at 1120 King Street (SUP2003-0025) closing at 1A.M. daily. Staff is not aware of any concerns regarding the hours of operation of the existing restaurants in the area. In recent years, other restaurants have been approved with midnight or 1:00A.M. closing hours to address concerns of late night drinking and noise impacts spilling over into adjacent residential neighborhoods. Staff does not anticipate any impacts to the adjacent neighborhood regarding the increase in hours of operation. Staff is also recommending that the restaurant be allowed to open at 7am, consistent with other King Street area restaurants.

In addition, the restaurant does not have a parking requirement under the Central Business District section of the Zoning Ordinance, however the restaurant is required by the Old Town Restaurant Policy to address the need for off-street parking. The applicant has addressed the need by renting 33 parking spaces from a nearby parking lot. The business serves a combination of local workers, residents, and tourists who walk to the restaurant from nearby shops and hotels. In addition, staff has included a condition requiring the applicant to participate in any organized program to assist with both employee and customer parking.

Staff has included a condition requiring a review of the restaurant one year after this approval so if there are any problems with its operation, additional conditions may be imposed. With the proposed conditions, staff recommends approval of the subject application.

III. RECOMMENDED CONDITIONS

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 #1817)
2. Seating shall be provided inside for no more than 108 patrons. (P&Z) (SUP #96-0020)
3. Outside dining facilities shall be provided for no more than 30 patrons on the patio to the west of the building. An additional 15 seats may be added if and when the applicant has satisfied all of the Code Enforcement requirements in Conditions #28 through #32. (P&Z) (SUP#2004-0037)
4. CONDITION AMENDED BY STAFF: Closing hours shall be no later than 11:00 P.M. Sunday through Thursday, and 12:00 midnight Friday and Saturday. Hours of operation shall be limited to between 7:00 am-1:00 am daily. (P&Z) (SUP#2004-0037)
5. Trash and garbage shall be stored inside or in dumpsters which are fully enclosed within a refrigerated storage container at the rear of the property. Trash and garbage shall only be removed from the storage container for the purposes of collection and cleaning. (King Henry Court Owners Association) (SUP #96-0020)
6. Condition deleted. (SUP #96-0020)
7. The applicant shall provide a minimum of 33 off-street parking spaces within 500 feet of the site to accommodate restaurant patrons after the normal working hours in the evenings to the satisfaction of the Director of Planning and Zoning. On each anniversary of the approval of the special use permit, the applicant shall provide to the Director of Planning and Zoning copy of (1) the lease or other arrangement by which the applicant makes off-street parking available for customers and employees, (2) the materials advertising such off-street parking, and (3) a report concerning the utilization of off-street parking subsidies by the restaurant's patrons. (P&Z) (SUP #96-0020)
8. There will be no through vehicular traffic via the alley from Fayette Street. (PC) (SUP #1817)

9. ~~**CONDITION DELETED BY STAFF:** The applicant, in agreement with the owner of 101 King Henry Court, shall erect a suitable wall or fence. (PC) (SUP #1817)~~
10. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #96-0020)
11. The hours of operation for the outdoor dining area shall be limited to 11:30 A.M. to 10:00 P.M. Sunday through Thursday, and limited to 11:30 A.M. to 11:00 P.M. Friday and Saturday. No meals may be served after 9:30 P.M. Sunday through Thursday and after 10:30 P.M. Friday and Saturday and the patio shall be closed and cleaned by 10:00 P.M. Sunday through Thursday and 11:00 P.M. Friday and Saturday. (P&Z) (PC) (SUP#2002-0079)
12. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #96-0020)
13. Alcoholic beverages may be sold for on-premises consumption only. (P&Z) (SUP #96-0020)
14. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #96-0020)
15. 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 #96-0020)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #96-0020)
17. Loudspeakers shall be prohibited from the exterior of the building, and no music or amplified sound shall be audible at the property line. (T&ES) (SUP#2002-0079)
18. ~~**CONDITION DELETED BY STAFF:** The applicant shall require its employees who drive to use off street parking. (P&Z) (SUP #96-0020)~~
19. Condition deleted. (City Council) (SUP#2002-0079)

20. The applicant shall (a) advertise the availability of off-street parking by including such notice in any advertising; (b) urge patrons who drive to use the space; and (c) post signs at the restaurant directing patrons to the availability of such parking. (P&Z) (SUP #96-0020)
21. ~~**CONDITION DELETED BY STAFF:** The applicant shall maintain the facade of the adjacent vacant building at 1104 King Street; the plywood shall be kept in good condition and shall be painted with a dark neutral color until the building is rehabilitated. The flower boxes on the facade shall either be removed or shall be repaired and kept in good condition. (P&Z) (SUP #96-0020)~~
22. ~~**CONDITION AMENDED BY STAFF:** 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 which constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding communities, (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.~~ 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 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 has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, 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#2004-0037)
23. ~~**CONDITION DELETED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #96-0020)~~
24. ~~**CONDITION AMENDED BY STAFF:** The brick wall currently under construction across the patio area shall be fully completed to a height of 14 feet and composed entirely of brick, with the exception of a wooden door. This~~ The wooden door shall be kept closed at all times while the outdoor dining area is open, except for purposes of taking deliveries during daylight hours. (King Henry Court Owners Association) (SUP #96-0020)

25. The applicant shall control cooking odors and smoke from the property to prevent them from leaving the property, or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP # 2002-0049)
26. **CONDITION AMENDED 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.~~ The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (P&Z) (T&ES) (SUP#2004-0037)
27. The applicant shall conduct employee training session on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and to provide instruction preventing underage sales of alcohol. (P&Z) (SUP#2004-0037)
28. The applicant shall submit a seating plan that accurately reflects the conditions at the site along with the proposed seating arrangement. (Code Enforcement) (SUP#2004-0037)
29. A clear, unobstructed path measuring no less than 44 inches is required to be maintained from the building exit, through the courtyard to the approved exits to the public way. The pathway shall remain clear of tables, chairs and planters at all times. The approved pathway shall be designated by the applicant and approved by the Director of Code Enforcement. (Code Enforcement) (SUP#2004-0037)
30. A secondary exit from the courtyard shall comply with the USBC, remain free of obstructions and be properly illuminated at all times. The aforementioned shall include the exit door, pathway to the alley, and the alley leading to the public way. (Code Enforcement) (SUP#2004-0037)
31. Front gates of the courtyard shall remain unlocked and held in the open position at all times the building is occupied. (Code Enforcement) (SUP#2004-0037)
32. Any encroachment from any other structure that impacts the courtyard, requires a new review of the courtyard seating shall be revisited for compliance with the USBC. (Code Enforcement) (SUP#2004-0037)

33. Approval of this special use permit is contingent upon the applicant's compliance with all Code requirements for the outdoor seating area. (P&Z) (SUP#2004-0037)
34. **CONDITION ADDED BY STAFF:** The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
35. **CONDITION ADDED BY STAFF:** Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hours. (P&Z)
36. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
37. **CONDITION ADDED BY STAFF:** The applicant shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Study. (P&Z)
38. **CONDITION ADDED BY STAFF:** Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, Urban Planner.

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.
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- R-6 Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval.
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.
- C-1 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated Facilities.
- F-1 This facility is currently operating as Le Gaulois under an Alexandria Health permit issued to 1610 Restaurant, LLC.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-3 Approval must be obtained prior to user of the modified areas.
- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 A Certified Food Manager must be on duty during all hours of operations
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks & Recreation:

- F-1 No Comment

Police Department:

F-1 The Police Department conducted a check of the crime report for this applicant address ranging from January 1, 2004-November 20, 2006. The calls for service were:

1. April 27, 2005- Destruction of Property
2. June 5, 2006- Police Information/Suspicious Event

Therefore, the Police Department has no objections to the applicant extending their hours from 11:00 pm (Sun-Thurs) and 12:00 am (F-Sa) to 1:00 a.m. daily.

SUP #

2006-0107



APPLICATION

SPECIAL USE PERMIT

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

1. The applicant is the (check one):
- 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.

Joerg-Uwe Szipl, 2300 Ninth Street South, Suite PH-1, Arlington, VA, 22304 -- 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

REVISED

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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. The description should include 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.)

The applicant currently operates Le Gaulois, a French restaurant, per SUP #2006-0079, issued as a simple change in ownership of a use that has existed at this site for many years.

The current application requests that the hours of operation be extended from the current 11 p.m. (Su-Th) and 12 a.m. (F-Sa), to ~~2 a.m.~~ 1 a.m. Monday through Sunday. The applicant is also submitting a revised floorplan to illustrate an emphasis on fine wine in the second-floor dining area. This floorplan revision does not involve a request for additional seating, and the applicant already has the required permits for the sale of wine. Further, the applicant requests removal of those conditions in SUP #2006-0079 which are no longer applicable due to satisfaction, changed conditions, or current City Code provisions. No other amendments to conditions are requested.

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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 changes from current operation anticipated.

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

No changes from current operation anticipated.

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

Day:

Hours:

Sunday - Wednesday (interior)

1 a.m.
9:00 a.m. - ~~12 a.m.~~

Thursday - Saturday (interior)

1 a.m.
9:00 a.m. - ~~2 a.m.~~

((No changes to the hours of operation of the tables on the adjacent patio and sidewalk)

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

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

No changes from current operation anticipated.

B. How will the noise from patrons be controlled?

Per current SUP (#2006-0079) conditions.

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

No changes from current operation anticipated.

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 changes from current operation anticipated.

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

No changes from current operation anticipated.

C. How often will trash be collected?

Per current SUP (#2006-0079) conditions.

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

Per current SUP (#2006-0079) conditions.

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. [X] 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?

Per current SUP (#2006-0079) conditions.

ALCOHOL SALES

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

[X] 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.

Applicant holds current ABC on-premises licenses for the sale of both Beer & Wine and Spirits. This proposal
does not envision a substantial change in character or degree of alcohol 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?

None. Pursuant to 8-300(B), restaurants in the Central Business District are exempt from 8-200(A).

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

- 33 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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

The 33 spaces are rented from a nearby parking lot, per condition #7 in the existing SUP #2006-0079.

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?
None. Pursuant to 8-300(B), lots or groups of contiguous lots of less than 10,000 sq. ft. in the Central Business District are exempt from 8-200(B).

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

C. Where are off-street loading facilities located? Behind the building, in the alley from Fayette Street.

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

Mid-morning

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

Several times per week

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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?

7,281 sq. ft. (existing) + _____ sq. ft. (addition if any) = 7,281 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: A rowhouse-style building with adjoining patio.



APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

- How many seats are proposed?
Indoors: 108 Outdoors: 45 Total number proposed: 153
- Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) XX Yes _____ No
Beer and wine — on-premises XX Yes _____ No
Beer and wine — off-premises _____ Yes XX No
- Please describe the type of food that will be served:
French

- The restaurant will offer the following service (check items that apply):
XX table service XX bar _____ carry-out _____ delivery
- If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?

- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes XX No
If yes, please describe:

Parking impacts. Please answer the following:

1. 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
2. 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
3. What is the estimated peak evening impact upon neighborhoods? (check one)
 No parking impact predicted (beyond conditions permitted according to current SUP #2006-0079)
 Less than 20 additional cars in neighborhood
 20-40 additional cars
 More than 40 additional cars

Litter plan. 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. Please fill in the following information.

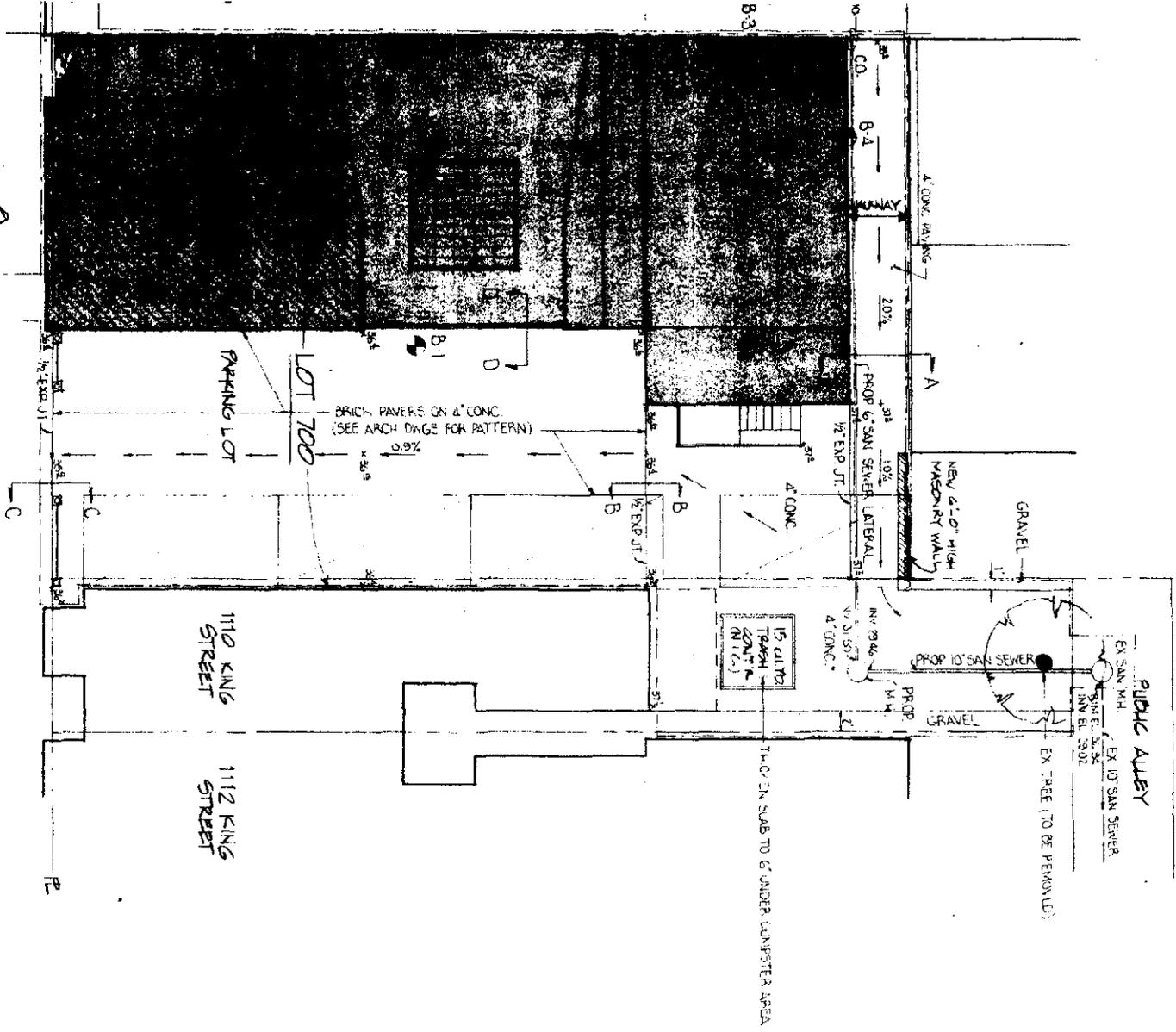
1. Maximum number of patrons shall be determined by adding the following:

	<u>142</u>	Maximum number of patron dining seats
+	<u>11</u>	Maximum number of patron bar seats
+	<u>0</u>	Maximum number of standing patrons
=	<u>153</u>	Maximum number of patrons
2. 15 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 Closing by 8:00 PM
 Closing after 8:00 PM but by 10:00 PM
 Closing after 10:00 PM but by Midnight
 Closing after Midnight
4. Alcohol Consumption (check one)
 High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food

1106 KING STREET
 ALEXANDRIA, VA. 22314
 TAX MAP NO. 74.01
 BLOCK NO. 4
 LOT NO. 700
 ZONE C-5
 GROSS SITE AREA = 2405'
 P.A.R. - S.D.

SUP 2006-0107

ESSENTIAL
 50' BENEATH
 12" DEPTH LVS
 12" DEPTH LVS



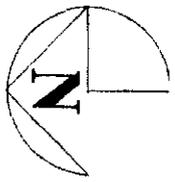
SITE
 KING STREET

24

	DATE	8-2-06
	SCALE	1/8" = 1'-0"
	DRAWN BY	
	JOB NO.	8816

Darrel Downing Rippeteau, Architect
 1106 KING STREET, ALEXANDRIA, VA. 22314
SEIBERT, WHITESSELL & ASSOCIATES
 ENGINEERS - SURVEYORS
 51 EAST ANTIETAM STREET HAGERSTOWN, MARYLAND (301) 797-5155

Additions and Alterations to
 1106 KING STREET
 ALEXANDRIA, VIRGINIA



30°30'00" W 24.42'

N 80°30'00" W 25.00'

N 80°30'00" W 15.00'

ADJ
BUILDING

ADJ
BUILDING

BRWALL

1.23' 0

5.4

BRWALL

CONC AREA

35.8

LOT 606
2,055 SQ. FT.

22.1
C/S

BRWALL

FOOD
STORAGE

#11101

CONC

S 09°30'00" W 84.22'

PARTY WALL

TWO STORY
BRICK #1106

S 09°30'00" W 84.14'

17.9 9.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

TWO !
BR
#11

N 09°30'00"

PARTY
WALL

55.6

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

6.0

.8

1.0

17.6

1.0

30.2

17.9

9.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

7.0

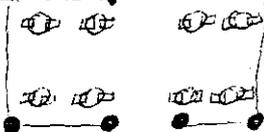
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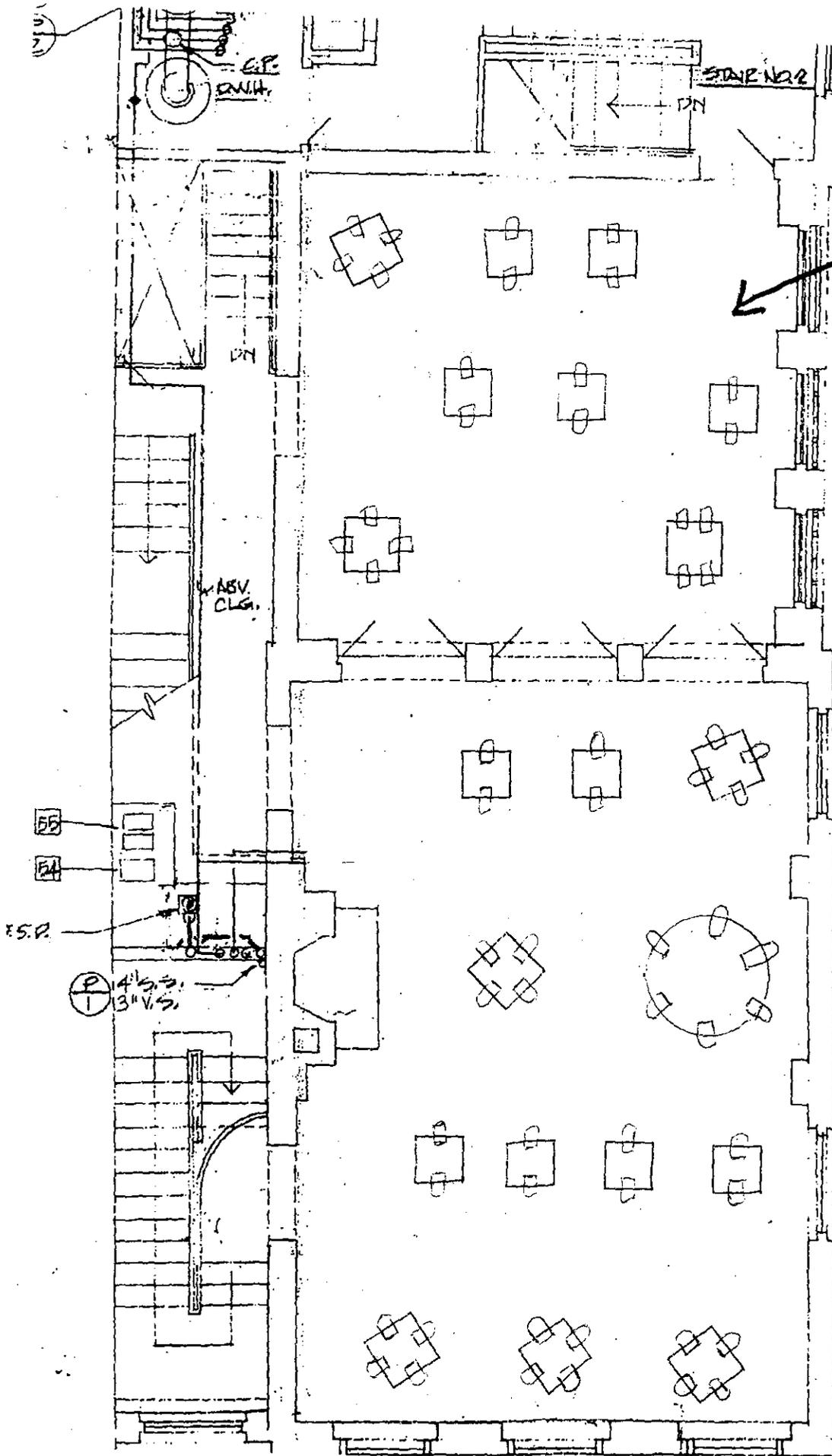
7.0



KING STREET

25

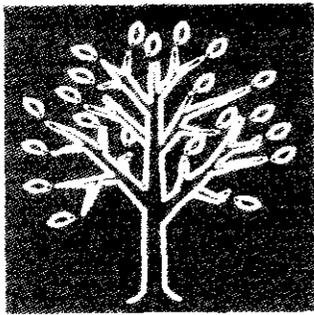
TO
STREET



SE
FOR
SE
PR

27

SECOND FLOOR



ALIVE!

ALexandrians InVolved Ecumenically

**Food
Furniture
Housewares
Last Saturday Food
ALIVE! House Shelter
Child Development Center
Family Emergency Program**

*Agudas Achim Congregation
Alexandria Church of the Nazarene
Alfred Street Baptist Church
Beth El Hebrew Congregation
Beverly Hills Community United
Methodist Church
Blessed Sacrament Catholic Community
Christ Episcopal Church
Church of St. Clement
Church of the Resurrection
Community Praise Center
Del Ray United Methodist Church
Ebenezer Baptist Church
Emmanuel Episcopal Church
Fairlington Presbyterian Church
Fairlington United Methodist Church
Fair-Park Baptist Church
First Agape Church
First Baptist Church of Alexandria
First Christian Church
Good Shepherd Lutheran Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
Old Presbyterian Meeting House
Roberts Memorial United Methodist Church
Spiritual Assembly of Baba'is
St. Andrews United Methodist Church
St. James United Methodist Church
St. Joseph's Catholic Church
St. Mary's Catholic Church
St. Paul's Episcopal Church
St. Rita's Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church*

**A United Way/Combined
Federal Campaign
Agency # 8352**

2723 King Street, Alexandria, VA 22302
alivetoo@aol.com www.alive-inc.org

3
1-20-07
Phone: 703-837-9300
Fax: 703-837-9399
public discussion

January 17, 2007

The Honorable William D. Euille
Mayor, City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor:

I am writing on behalf ALexandrians InVolved Ecumenically (ALIVE!) to express our collective thanks and appreciation to Lucky Elliot and his entire Cora Kelly Recreation Center staff for the way in which they have supported and accommodated our monthly use of the City's facility to distribute food to around 200 families. We want to convey how helpful they have been and how important that can be in our shared mission to assist those members most left behind in our community.

Our organization, as you know, includes volunteers from over 40 religious congregations and the community working together to help those in greatest need in Alexandria. Together we form the largest private safety net for the needy in the City of Alexandria, addressing short-term to long-term needs for those less fortunate in the community. We serve over 15,000 Alexandrians annually with shelter; low-cost early childhood education and childcare; financial help for rent, utilities, medical care and other critical needs; emergency food; and deliveries of donated furniture and housewares.

But we cannot do that alone. To undertake our mission, we rely not only on the good will and sacrifice of more than 700 volunteers a year, but also on our partnership with the City. City officials, including you and members of the City Council, have shown us unwavering support over the years and we are grateful to you. In addition, we know that the collection, sorting, and distribution of food to over 200 families (at Cora Kelly alone) is outside the normal scope of activities of the City's Department of Recreation, and can be even more complicating at Cora Kelly on Saturday

mornings when there are often recreational activities at the site. The staff of the Cora Kelly Recreation Center has become a true community builder in their partnership with the ALIVE Last Saturday Food Distribution each month. It is for that reason that we would urge you and the Council to note and convey our heartfelt recognition and gratitude for the cooperation and assistance provided to us.

Sincerely,


J. Gerald Hebert
President, ALIVE!

Cc: The Honorable Andrew Macdonald, Vice Mayor
The Honorable Ludwig Gaines
The Honorable Rob Krupicka
The Honorable Timothy Lovain
The Honorable Redella Pepper
The Honorable Paul Smedberg
Lucky Elliott – Cora Kelly Recreation Center Director
Jackie Mason - Facility Manager
Cisco Fabian - Facility Manager
Angela Redfearn - Center Supervisor
Bertha Coleman - Recreation Leader, Front Desk
Carolyn *Sheba Reese - Recreation Leader
Howard Gray - Recreation Leader
Tara Joyner - Recreation Leader
Cliff Roberts - Recreation Leader
Tim Catron - Recreation Leader
Dawud Rawlings - Recreation Leader
Aura Delgado - Recreation Leader
Andrew Farmer - Recreation Leader
Charlenda Robertson - Recreation Leader
Anthony Suggs - Recreation Leader
Leonel Soto - Recreation Leader
Larry Jordan - Custodian Supervisor
Rena Andrews - Custodian
Felipa Alvarez - Custodian

