

Docket Item #4
SPECIAL USE PERMIT #2006-0052

Planning Commission Meeting
September 7, 2006

ISSUE: Consideration of a request for a special use permit to operate a restaurant and for a parking reduction.

APPLICANT: Vasilios Patrianakos
Atlantis Family Restaurant

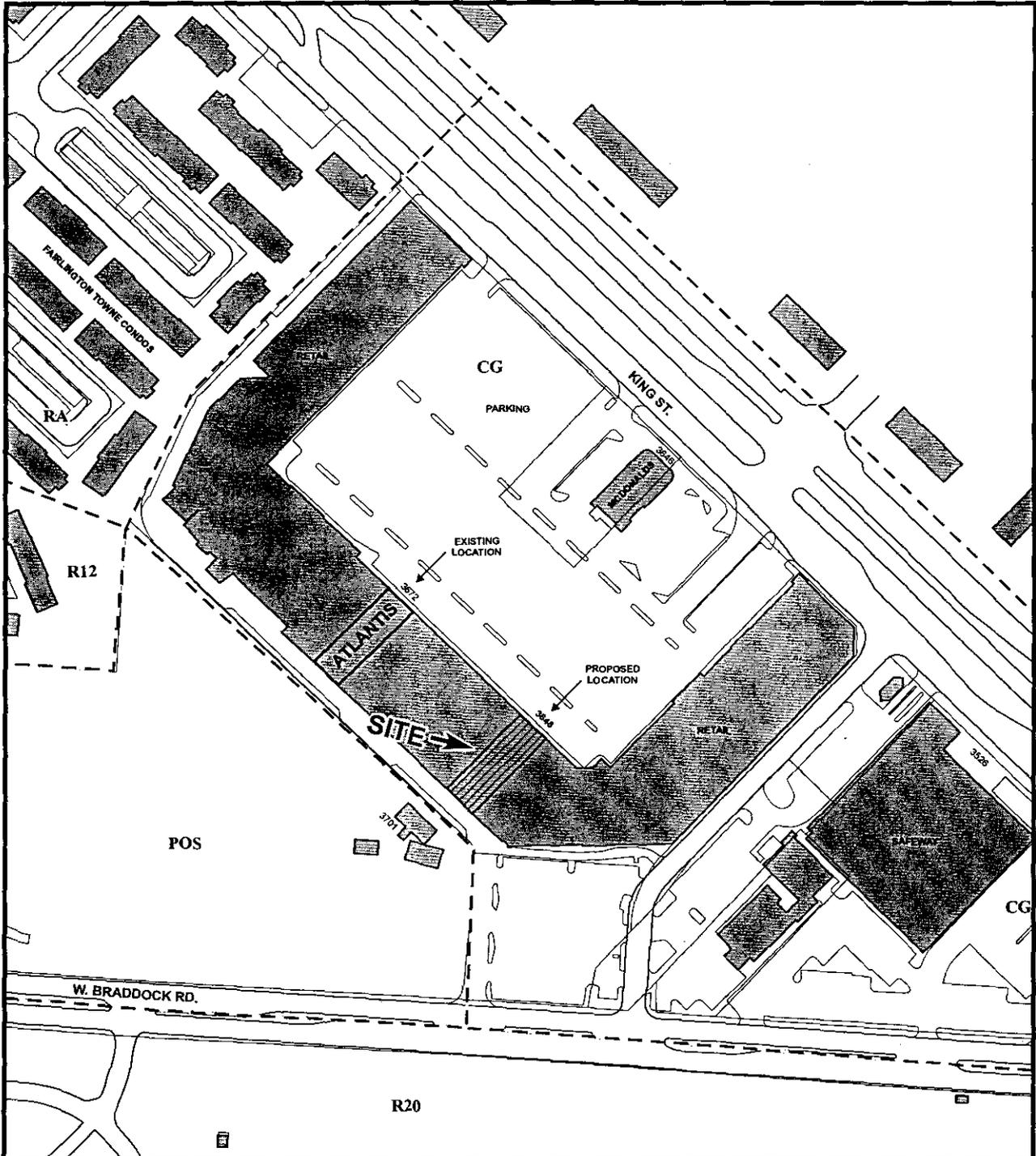
LOCATION: 3648 King Street
Bradlee Shopping Center

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2006: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2006-0052

09/07/06



I. DISCUSSION

REQUEST

The applicant, Vasilios Patrianakos, requests special use permit approval for the operation of a restaurant located at 3648 King Street, and for a parking reduction.

SITE DESCRIPTION

The subject property is one lot of record with approximately 825 feet of frontage on King Street, 550 feet of frontage on Marlee Way, 150 feet of frontage on West Braddock Road, and a lot area of 461,287 square feet. The site is developed with the Bradlee Center, a shopping center with approximately 50 retail or restaurant units and a shared parking lot. The proposed restaurant will operate from a space previously occupied by another restaurant use, in the eastern wing of the shopping center, situated between Nextel and a Chicken Out Restaurant. The tenants space totals 3,250 square feet.



BACKGROUND

The applicant currently operates a restaurant at 3672 King Street, between Hallmark and a Subway Restaurant, within the Bradlee Shopping Center. The applicant is requesting to move to 3648 King Street for increased seating capacity. The proposed restaurant location was previously occupied by Tacuba Cantina, which operated under SUP#2004-0104.

The Tacuba Cantina was approved for no more than 70 seats. Since the applicant is requesting to increase the seating to 150 seats, they are required to obtain a Special Use Permit.

On July 18, 2006, staff visited the applicant's current location to verify that the applicant was in compliance with SUP#1349-A. Staff found that the applicant had 130 seats and under SUP1349-A, is permitted to have no more than 96 seats. Staff issued the applicant a warning ticket to reduce the number of seats in the restaurant. Since the issuance of the warning ticket, staff has received a letter from the applicant's attorney indicating that at any given period of time, there is no more than 130 patrons in the restaurant. In addition, staff has visited the existing restaurant multiple times and verified that during peak lunch hours the number of patrons does not exceed 96.

PROPOSAL

The applicant is proposing to move the existing restaurant from 3672 King Street to 3648 King Street and to increase the seating capacity of the restaurant from the 96 seats in the existing location, to 150 seats in the proposed location. The applicant also requests a reduction in the number of required parking spaces. The specific aspects of the business, as proposed by the applicant, are as follows:

Hours: 7am-11pm Daily

Number of seats: 150

Noise: The applicant does not anticipate any high noise levels.

Trash/Litter: 10 bags per day to be collected daily.

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance a restaurant is required to have one space per four seats. Therefore, a restaurant with 150 seats is required to provide 38 parking spaces. The applicant is also requesting a parking reduction of 14 spaces.

On September 13, 1997, City Council approved SUP#97-0058 for a reduction of 57 off-street parking spaces within the Bradlee Shopping Center. In addition, on April 15, 2000, City Council approved SUP#2000-0025 which was a reduction of four off-street parking spaces for the Starbucks Coffee Restaurant, located within the Bradlee Shopping Center.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG zone. Section 4-403(Y) of the Zoning Ordinance allows a restaurant in the CG zone only with a special use permit.

The proposed use is consistent with the Fairlington/Bradlee Small Area Plan chapter of the Master Plan which designates the property for Commercial General use.

II. STAFF ANALYSIS

Staff does not object to the new restaurant, which allows a long time Bradlee Shopping Center restaurant the opportunity to expand the business. Since the restaurant is in a shopping center, many of the impacts normally associated with a restaurant can be better addressed, including the provision of ample area for vehicular circulation to accommodate loading and trash trucks, and property management to monitor maintenance and upkeep. In addition, the restaurant is not located in the immediate proximity of residential uses, thus reducing the potential for negative impacts caused from the restaurant. Additionally, staff has included a condition requiring the applicant to provide landscaping such as potted plants to be located at the entrance of the business, subject to the approval of the Director of Planning and Zoning.

Parking

Staff notes that the applicant's driving customers, and other retail customers, are often forced to park in less convenient spaces near the center of the lot. Increasing the parking demand at the shopping center only exacerbates the parking issue. However, there are uses within the shopping center that have a high turnover rate of customers. In order to reduce the likelihood of patrons competing with the applicant's employees for spaces near the site, staff recommends including a condition that was recommended for both the health club and the Chicken Out restaurant requiring the applicant's employees to park in the employee parking area designated by the shopping center.

Since there have been no parking complaints within the shopping center and there are other parking reductions within the shopping center, staff supports the applicant's request for a parking reduction of 14 spaces. Staff has included a review one year after the restaurant becomes operational to ensure that if there are problems with the operation, additional conditions may be imposed.

With these conditions, staff recommends approval.

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)
2. The hours of operation of the restaurant shall be limited to between 7am- midnight daily. (P&Z)
3. Seating shall be provided for no more than 150 patrons. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. 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)
6. 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)

7. 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 and a robbery awareness program for all employees. (Police)
8. 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 containers which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
9. The applicant shall require its employees to park in the employee parking area designated by the shopping center. (P&Z)
10. Delivery vehicles shall park and be unloaded from the rear of the restaurant only. (P&Z)
11. A parking reduction of 14 spaces shall be granted. (P&Z)
12. 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)
13. The applicant shall provide landscaping in the form of potted plants, to be located at the entrance of the restaurant, to the approval of the Director of Planning and Zoning. (P&Z)
14. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with alcohol content of 14% or more by volume) may not be sold. (P&Z)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
16. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
17. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

18. 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)
19. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions 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 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. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
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:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 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.

Code Enforcement:

- F-1 The proposed tenant space has a maximum occupant load of 70 persons. The requested occupancy of 150 patrons will require a new Certificate of Occupancy for the proposed space.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Required exits, parking, and facilities shall be accessible for persons with disabilities.

- C-4 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-6 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-7 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 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-3 Approval must be obtained prior to use 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 Managers must be on duty during all hours of operation.

- 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 new place of business.
- R-2 If the applicant keeps the current staff of employees, then a robbery readiness presentation is not necessary. However, if the employees are new to the business, then the applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness presentation for the employees.
- F-1 The applicant is seeking an "ABC On" and "ABC Off" license. The Police Department has no objections to either license subject to the following conditions for alcohol sold off premise:
1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces volume) may not be sold.
 2. That the SUP is reviewed after one year.
- F-2 The Police Department has no objections to the relocation of the restaurant from 3648 to 3250 King Street.

APPLICATION for SPECIAL USE PERMIT # 2006-0052 sep

[must use black ink or type]

PROPERTY LOCATION: 3648 KING ST ALEXANDRIA VA 22302

TAX MAP REFERENCE: 20.03-01-01 ZONE: C67

APPLICANT Name: VASILIOS PATRIANAKOS

Address: 3672 KING ST. ALEXANDRIA VA 22302

PROPERTY OWNER Name: WASHINGTON REAL ESTATE INVESTMENT TRUST

Address: 6110 EXECUTIVE BLVD. SUITE 800 ROCKVILLE MD 20852

PROPOSED USE: FAMILY RESTAURANT

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

VASILIOS PATRIANAKOS
Print Name of Applicant or Agent

Vasilios Patrianakos
Signature

3672 KING ST.
Mailing/Street Address

(703) 671-0250 (703) 671-9160
Telephone # Fax #

ALEXANDRIA VA 22302
City and State Zip Code

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.

DP INC. DIMITRIOS PATRIANAKOS 50%

VASILIOS PATRIANAKOS 50%

1206 N. BUCHANAN ST. ARLINGTON VA.

22205

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)

THE APPLICANT OPERATES THE ATLANTIS FAMILY RESTAURANT IN THE SAME SHOPPING CENTER (BRADLEY SHOPPING CENTER) FOR NEARLY 23 YEARS THE PRESENT LOCATION CONSISTS OF 2500 sq/ft AND HAS A CAPACITY OF 130 PATRONS HE WISHES TO MOVE HIS OPERATION TO A LARGER SPACE (3250 sq/ft) IN THE SAME SHOPPING CENTER (BRADLEY) AND INCREASE THE CAPACITY TO 150 PATRONS. NUMBER OF EMPLOYEES ARE 10 (TEN) THE HOURS OF OPERATION WILL BE FROM 7:00 AM TO 11:00 PM MONDAY THRU SUNDAY. PARKING FOR THE PATRONS AND EMPLOYEES IS PROVIDED BY THE SHOPPING CENTER THERE IS NOT NOISE GENERATED BY THIS OPERATION.

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).

200 PER DAY

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

10 PER DAY

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

Day:	Hours:
<u>MONDAY</u>	<u>7:00 AM TO 11:00 PM</u>
<u>TUESDAY</u>	<u>" " "</u>
<u>WEDNESDAY</u>	<u>" " "</u>
<u>THURSDAY</u>	<u>" " "</u>
<u>FRIDAY</u>	<u>" " "</u>
<u>SATURDAY</u>	<u>" " "</u>
<u>SUNDAY</u>	<u>" " "</u>

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

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

WE DON'T ANTICIPATE ANY NOISE FROM EQUIPMENT OR PATRONS

B. How will the noise from patrons be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

FOOD AND PAPER PRODUCTS

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

10 48 GAL TRASH BAGS PER DAY

C. How often will trash be collected?

DAILY

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

BY DISPOSING SEALED TRASH BAGS
TO THE DUMPSTERS PROVIDED BY THE
SHOPPING CENTER AND BY KEEPING
THE LIDS OF THE DUMPSTER CLOSED
AT ALL TIMES

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

Yes. No.

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

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

Yes. No.

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

N/A

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

- ① BY INSTALLING A FIRE EXTINGUISHING SYSTEM IN THE
EXHAUST HOOD
② PROVIDING PORTABLE FIRE EXTINGUISHERS
③ PROPER INDENTIFIABLE EXITS
④ MAINTAINING PROPER HALLWAYS IN THE DINNING ROOM AND KITCHEN

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.

BEER AND WINE ONLY "OFF" AND "ON" THE PREMISES
PATRON CAN PURCHASE BEER IN CANS OR BOTTLES
ALSO WINE IN BOTTLES ONLY FOR CARRY-OUT

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?

40 SPACES

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

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

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

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 150 At a bar: N/A Total number proposed: 150

2. Will the restaurant offer any of the following?

 alcoholic beverages ✓ beer and wine (on-premises)

 ✓ beer and wine (off-premises)

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

AMERICAN - ITALIAN - GREEK

4. The restaurant will offer the following service (check items that apply):

 ✓ table service N/A bar ✓ carry-out N/A delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? N/A Yes. N/A No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? Yes. ✓ No.

If yes, please describe: _____

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

FROM 7:00 AM TO 11:00 AM

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

3 PER DAY

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

THERE IS ADEQUATE STREET ACCESS

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? N/A square feet.

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

3250 sq. ft. (existing) + NA sq. ft. (addition if any) = N/A 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: BRADLEY SHOP. CENTER

an office building. Please provide name of the building: _____

other, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The number of parking spaces in the Bradlee Shopping Center is limited and the proposed move of the restaurant from one space to another bigger space necessitates more parking spaces than the shopping center currently has available.

2. Provide a statement of justification for the proposed parking reduction.

The parking reduction is justified by the fact that the restaurant cannot increase the number of parking spaces available in this fixed parking lot, however, the patrons that frequent Atlantis often walk from neighborhoods close by and/or ride together to the restaurant. The clientele of the restaurant are loyal and will simply be moving down the shopping center from one location to another.

3. Why is it not feasible to provide the required parking?

The retail center has a fixed number of parking spaces that cannot be increased.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

HART, CALLEY, GIBBS & KARP, P.C.

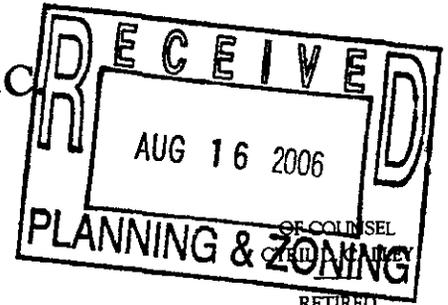
ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757

FAX (703) 548-5443

hcgk.law@verizon.net



ROBERT L. MURPHY, 2001
RETIRED

August 11, 2006

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

Mr. James Hunt
Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

Re: Atlantis Restaurant, 3672 King Street
Warning Ticket No. 3323

Dear Mr. Hunt:

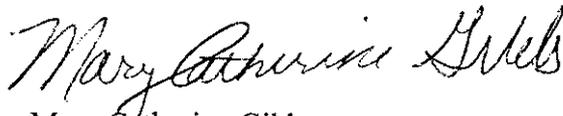
As we discussed, this letter serves as the Atlantis Restaurant's response to the Warning Ticket issued by you on July 18, 2006 regarding the number of seats available in the restaurant. The existing SUP # 1349-A limits the number of seats to 96, and the layout of the restaurant, as it has existed since 1983, could accommodate up to 126 seats. However, the actual number of patrons never exceeds the limit of 96 seats. As you can see on the attached seating chart, there are 18 booths and 9 tables in the restaurant. The booths, while they can accommodate four patrons, on average have two, maybe three, people in them. The tables, while they each have six seats, on average accommodate four people. If you take the average number of patrons at the tables using the highest number stated above, the number of patrons never exceeds the limit of 96. ((18 x 3 = 54) plus (9 x 4 = 36) for a total of 90 patrons).

As you are aware, the Atlantis Restaurant has filed an application to move their location down the shopping center to the space previously occupied by the Tacuba Cantina and has requested that the approved number of seats be 150 in that new space. Atlantis Restaurant requests that the City's Planning & Zoning Department sign off on this letter as seen and agreed that the average number of patrons shall never be exceeded in the existing restaurant while the pending application for the new location is processed.

Mr. James Hunt
August 11, 2006
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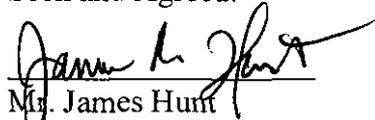
As we also discussed, attached is the parking reduction supplement for the application for the new restaurant space. We look forward to continuing to work with you towards the successful relocation of the Atlantis Restaurant.

Very truly yours,



Mary Catherine Gibbs

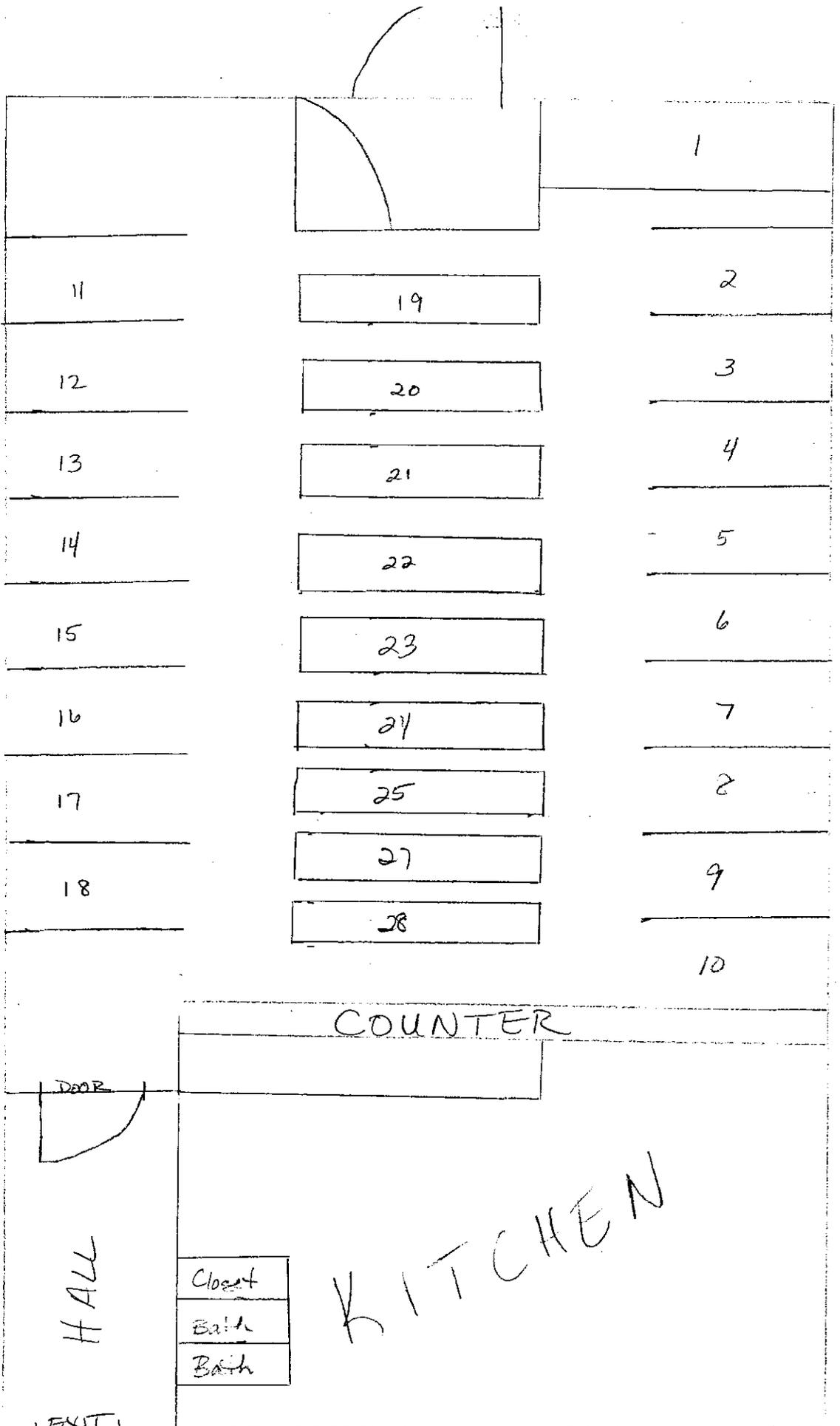
Seen and Agreed:



Mr. James Hunt
Department of Planning & Zoning

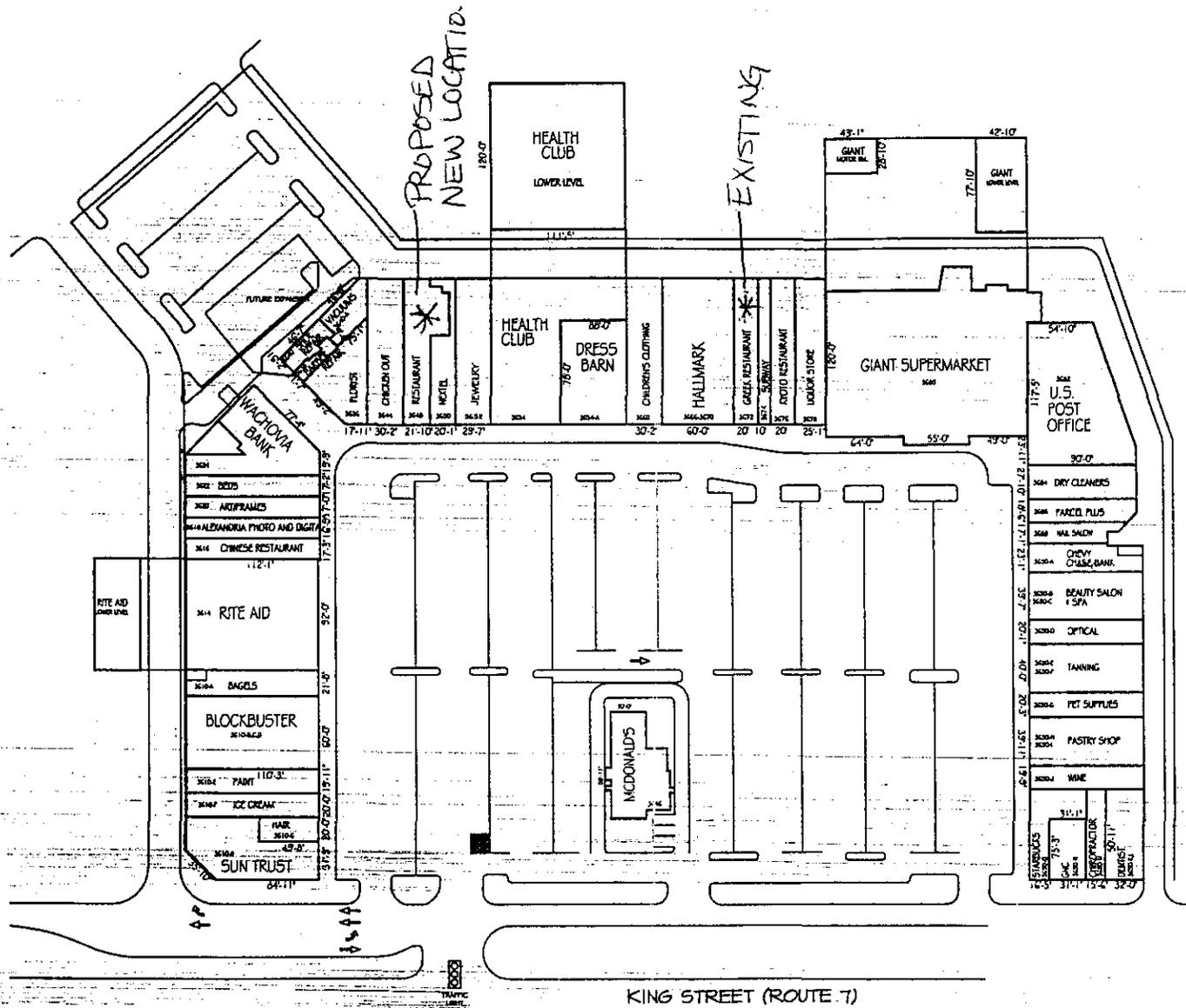
Enclosure

cc: Mr. Vasilios Patrianakos, Atlantis Restaurant



23 3672 KING STREET
ATLANTIS RESTAURANT

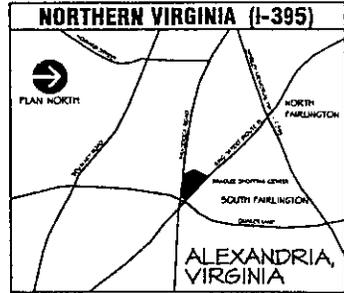
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NUMBER	TENANT NAME	AREA
3040-B	ARTIST BANK	478
3040-C	HAIR SALON	100
3040-F	ICE CREAM	218
3040-G	PAINT	2200
3040	BLOCKBUSTER VIDEO	640
3040-A	BAGELS	2228
3041	RITE AID PHARMACY	1000
	RITE AID LOWER LEVEL	3400
3048	CHINESE RESTAURANT	1000
3049	ALEXANDRIA PHOTO AND DIGIT.	1000
3050	RESTAURANT	1000
3052	REST.	2000
3052A	MCDONALD'S BANK	428
3056	BEANBURR BLDG	2280
3058	SHOES SHOP	38
3050-A	VACUUM REPAIR	100
3060	BEAUTY SPA	38
3061	GRAND OLD RESTAURANT	3000
3066	RESTAURANT	3240
3060	CELL PHONE	100
3062	JEWELRY	3000
3064	HEALTH CLUB - UPPER & LOWER LEVEL	1000
3064-A	DRESS BARN	600
3060	CHILDREN'S CLOTHING STORE	3000
3060-10	HALLWAY	1000
3062	GREEK RESTAURANT	1000
3064	BURRIT	1000
3068	KYOTO RESTAURANT	2400
3070	ABC LIQUOR STORE	3000
3080	GIANT SUPERMARKET	2080
	GIANT - MOTOR RM	120
	GIANT - LOWER LEVEL	3304
3080	U.S. POST OFFICE	610
3084	DRY CLEANERS	280
3086	PARCEL PLUS	120
3084	CHRY CHASE BANK	120
3084	BEAUTY SALON & SPA	2000
3080-BC	BEAUTY SALON & SPA	3000
3080-D	OPTICAL	1000
3080-DF	TANNING	3000
3080-S	PET SUPPLIES	1000
3080-M	PASTRY SHOP	3000
3080-L	MINICORPNET	1000
3080-G	STARBUCKS COFFEE	1000
3080-N	WINE	1000
3080-H	CHAROPACTOR	100
3080-KA	DENTIST	2400
3086	MCDONALD'S	3200

WASHINGTON (REIT)
STEVE KRUPINSKI
 301-255-0846
 6110 EXECUTIVE BOULEVARD, SUITE 690
 ROCKVILLE, MARYLAND 20852

BRADLEE SHOPPING CENTER
 ALEXANDRIA, VIRGINIA



APPLICATION for SPECIAL USE PERMIT # 2006-0052 sep

[must use black ink or type]

PROPERTY LOCATION: 3648 KING ST ALEXANDRIA VA 22302

TAX MAP REFERENCE: 28.03-01-01 ZONE: C67

APPLICANT Name: VASILIOS PATRIANAKOS

Address: 3672 KING ST. ALEXANDRIA VA 22302

PROPERTY OWNER Name: WASHINGTON REAL ESTATE INVESTMENT TRUST

Address: 6110 EXECUTIVE BLVD. SUITE 800 ROCKVILLE MD 20852

PROPOSED USE: FAMILY RESTAURANT

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

VASILIOS PATRIANAKOS
Print Name of Applicant or Agent

Vasilios Patrianakos
Signature

3672 KING ST.
Mailing/Street Address

(703) 671-0250 (703) 671-9160
Telephone # Fax #

ALEXANDRIA VA 22302
City and State Zip Code

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: unanimous consent, recommended approval 9/7/06

ACTION - CITY COUNCIL: 9/16/2006 - City Council approved the PC recommendation 7-0