

EXHIBIT NO. 1

5
9-16-06

Docket Item # 6
SPECIAL USE PERMIT #2006-0055

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: Marie Doyle

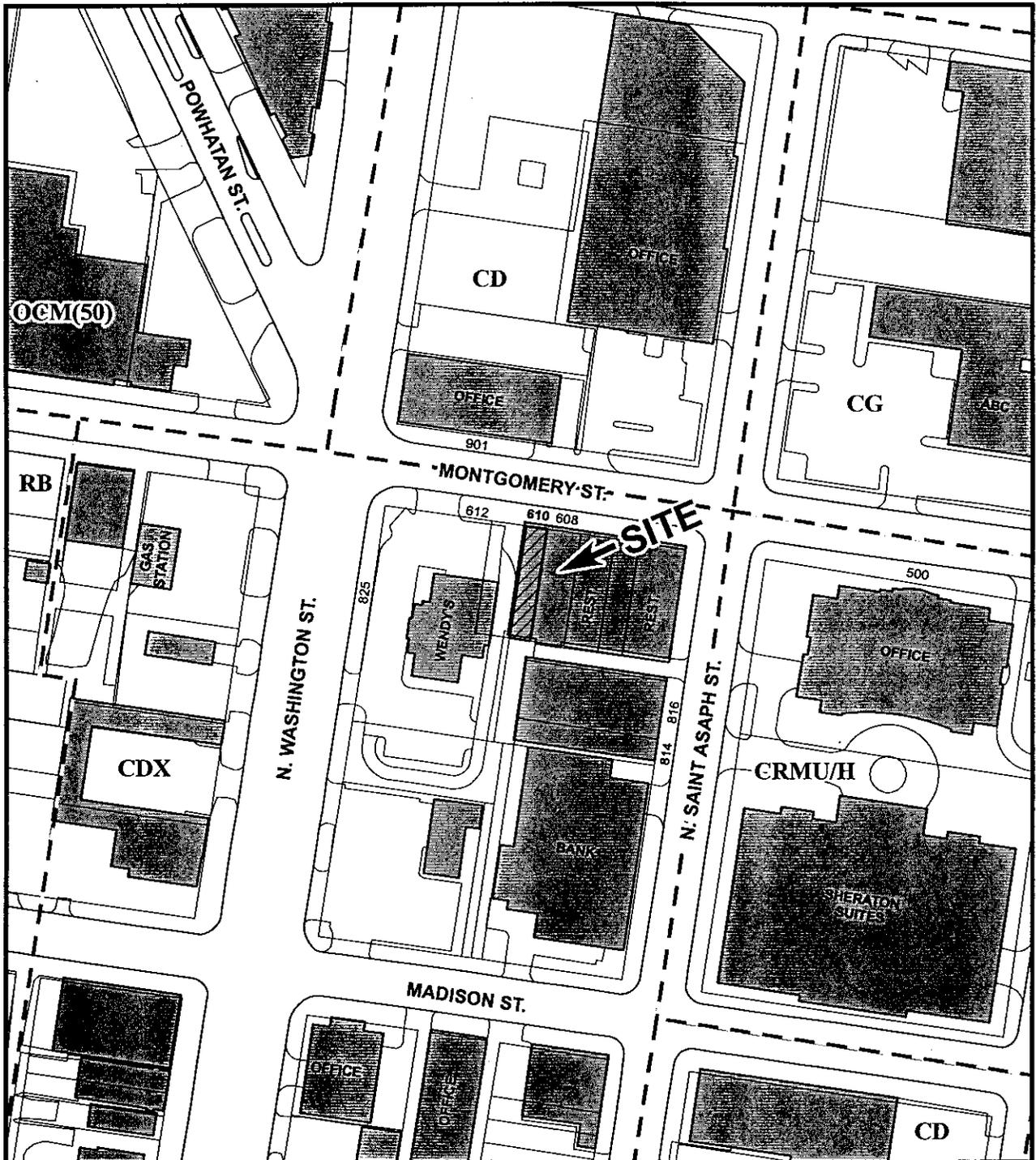
LOCATION: 610 Montgomery Street

ZONE: CDX/Commercial Downtown (Old Town North)

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 #2006-0055

09/07/06



I. DISCUSSION

REQUEST

The applicant, Marie Doyle, requests special use permit approval for the operation of a coffeehouse restaurant and for a parking reduction at 610 Montgomery Street.

SITE DESCRIPTION

The subject property is one lot of record with 17 feet of frontage on Montgomery Street, 92 feet of depth and a total lot area of 1,548 square feet. The site is developed with a two-story commercial building. Access to the property is from Montgomery Street. The proposed coffee shop will be on the first floor, where there is currently a hair salon.



The surrounding area is occupied by a mix of commercial and office uses. Immediately to the north is an office building. To the east is Stardust restaurant. To the west is Wendy's restaurant. To the south is an alley and a school for dance at 816 N. St. Asaph Street.

PROPOSAL

The applicant proposes to operate a coffeehouse restaurant. The restaurant will provide coffee drinks as well as catered sandwiches, salads and pastries. Specific aspects of the restaurant as proposed by the applicant include the following:

- | | |
|----------------|---|
| Hours: | 5:30 a.m. to 10:00 p.m. Monday through Friday. 7:00 a.m. to 6:00 p.m. Saturday and Sunday. |
| Number seats: | The applicant proposes 22 indoor seats and up to six outdoor seats. There is no private property for outdoor seating, and the applicant has been informed that any outdoor seating would require an encroachment. |
| Noise: | The applicant does not anticipate loud noise from the coffee shop. |
| Alcohol: | The applicant is not proposing to sell alcohol. |
| Entertainment: | The applicant proposes a television, and live music on the weekends from local performers. |

Trash/Litter: Trash will include coffee, food wrappers and paper cups. The applicant anticipates one bag each day, which will be collected once each week. Staff will monitor for litter.

PARKING

According to Section 8-200(A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 28 seats will be required to provide seven off-street parking spaces. In this case, there is no parking on the property, and the applicant requests a parking reduction for all seven spaces.

In support of the reduction, the applicant anticipates that customers will primarily be area workers and local residents who will walk to the shop. In addition, the applicant has agreed to provide the required number of off-street parking spaces at the Sheraton Suites, located one block away at 801 N. St. Asaph Street.

BOARD OF ARCHITECTURAL REVIEW

The building is located in the Old and Historic District. Any exterior changes, including signs, are required to be reviewed and approved by the Board of Architectural Review.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDX/Commercial downtown zone. Section 4-603 (U) of the Zoning Ordinance allows a restaurant in the CDX zone only with a special use permit.

The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property for uses consistent with CDX.

II. STAFF ANALYSIS

Staff does not object to this neighborhood-serving coffeehouse restaurant. There is not currently a coffee shop in the immediate area. There is no residential in the immediate vicinity, reducing the likelihood of any negative impacts. The applicant anticipates minimal noise from patrons and performers. Regarding the parking reduction, the use is likely to attract mostly those who live and work in the area and will walk. The applicant has an arrangement for off-street parking at the Sheraton, only one block away. Staff recommends that this parking agreement be presented to staff prior to the issuance of an occupancy permit. Staff also recommends the standard condition to encourage employees to use mass transit.

Staff has included the standard restaurant conditions regarding monitoring litter, controlling odors, and a one year review. Staff recommends more flexible operating hours, to provide some flexibility as the business develops. Regarding the outdoor seating, it will not be allowed without approval of

an encroachment, and staff has included a condition to this effect. Because this type of use may generate some litter, staff recommends that the applicant contribute \$500 to the Streetscape Beautification fund, which goes toward the purchase of street trash cans.

With these conditions, staff recommends approval of the special use permit.

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 5:30 a.m. and 11:00 p.m. daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. Seating shall be provided indoors for no more than 28 patrons. Outdoor seating shall not be provided, unless City Council approves an Encroachment. (P&Z)
5. Live entertainment is permitted at the restaurant. (P&Z)
6. No alcohol service shall be permitted. (P&Z)
7. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
8. The applicant shall provide an executed copy of the parking arrangement between Sheraton and the applicant prior to the issuance of the certificate of occupancy permit. (T&ES)
9. No food, beverages, or other material shall be stored outside. (P&Z)
10. 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)

11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
12. 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)
13. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. 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)
15. 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. (Police)
16. 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. (Police)
17. 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)
18. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
19. 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)
20. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)

21. 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;
Valerie Peterson, 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.
- R-5 The applicant shall provide an executed copy of the parking arrangement between Sheraton and the applicant prior to the issuance of the certificate of occupancy permit.

Code Enforcement:

- C-1 The current use is classified as B, Business; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.

- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-9 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. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans must comply with 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-4 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

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 not seeking an A.B.C. permit. The Police Department concurs with this.

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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.

100% Marie Doyle
6721 Williams Dr.
Alexandria, Va 22307

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.

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)

* COFFEEHOUSE - Business patrons and local patrons will have 4 employees, parking for patrons + staff is available at the Sheraton, and also street parking is available for local patrons, this usage should not produce much noise - the only machinery used will be the coffee grinder - the hours will be 6:00 AM - til 10:00 p.m M-F and SAT + SUN. 7:00 AM til 10:00 - hours will change accordingly. to the patrons, hoping to serve coffee + catered sandwiches, salads, + pastries → a few tables outside in front of 610 Montezuma St.

A

5-7

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).

Coffee House 100-200 patrons throughout the day
5:30 am - 9:00 p.m Monday through Sunday

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

3 to 4 employees

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

Day:

Mon through Friday

SAT + Sun

Hours:

5:30 am - 9:00 pm

7:00 am - 6:00 pm

hours may vary according to business

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

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

Don't expect a loud noise impact

B. How will the noise from patrons be controlled?

Indoor - coffee shop not much disturbance

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

No odor

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?

Basic trash - coffee, wrappers from food, paper cups

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

1 bag a day

C. How often will trash be collected?

1 bag per day - collected once per week

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

Staff will keep property + streets litter free + clean

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

[] Yes. [X] No.

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

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

Yes. No.

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

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

talk to local police

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.

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?

7

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

- 7 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?

 Shenanahan

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?

 alley - near of building

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

C. Where are off-street loading facilities located? back of building - alley

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

 5:30 pm daily ->

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

 once 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?

Yes

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?

1700 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1700 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: Row of Commercial buildings

SUP # 2006-0055

Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

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

1. How many seats are proposed?
Indoors: 22 Outdoors: 4-6 Total number proposed: 28

2. Will the restaurant offer any of the following?
Alcoholic beverages (SUP only) _____ Yes / No
Beer and wine — on-premises _____ Yes / No
Beer and wine — off-premises _____ Yes / No

3. Please describe the type of food that will be served:
CATERS Prepared, packaged - ready to sell - refrigerated food, packaged salads, sandwiches, pastries - NO cooking.

4. The restaurant will offer the following service (check items that apply):
_____ table service COFFEE bar / carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
/ Yes _____ No
If yes, please describe:
2 couple tv. - a maybe a couple local acts performing on weekends - nothing loud

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100% *space available at Sheraton Suite*
 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 *mostly local businesses + residents*
 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:
+ 28 Maximum number of patron dining seats
+ _____ Maximum number of patron bar seats
+ _____ Maximum number of standing patrons
= 28 Maximum number of patrons
2. 4 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 *According to Business*
 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

610 Montgomery St.

SUP # 2006-0055



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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)

on street parking is available on Montgomery, N St. Alexandria especially early morning opening around 5:30 am. Also Sheraton Suites has 10 spaces available for the 610 Montgomery building for the patrons

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

clients will be walking from local business + residents; hotels -

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

Because most of my patrons are local residents, + business - they will be walking to the coffee house

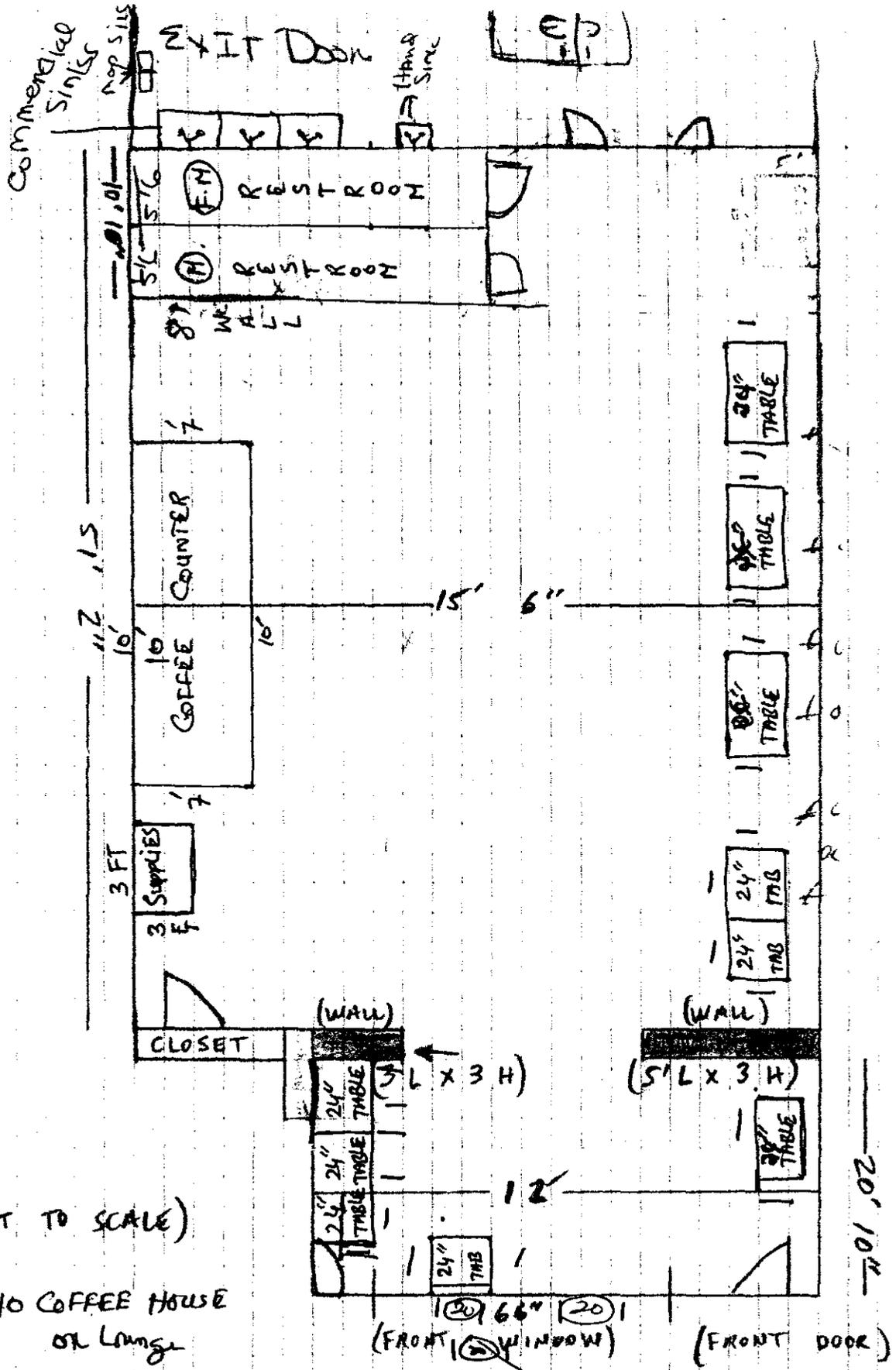
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

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.

> same layout if restaurant lounge
 15 also accepted
 COFFEE-counter - will be sushi counter



(NOT TO SCALE)

610 COFFEE HOUSE
OR Lounge

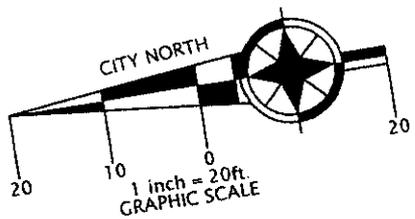
610 MONTGOMERY ST. FIRST FLOOR
 ③ CAFE TABLES
 22

There's Parking on Montgomery + N. St. Asphalt.



▲ MONTGOMERY STREET

▲ NORTH WASHINGTON STREET



PLAT
SHOWING BUILDING LOCATION ON
THE PROPERTY LOCATED AT
#610 MONTGOMERY STREET
ALSO KNOWN AS

OF THE DIVISION OF THE PROPERTY OF
JAMES JULIANO, ET ALS,
& SAMUEL HOROWITZ, ET UX.
23

ATTP: James Hunt

DOYLE SALON
610 MONTGOMERY STREET
ALEXANDRIA, VA 22314

Alexandria Suites Investment LLP
D/B/A Sheraton Suites Alexandria
801 N St Asaph Street
Alexandria, VA 22314

This document serves as an agreement between **Alexandria Suites Investment LLP d/b/a Sheraton Suites Alexandria** and **610 Coffee House**. It is understood that the Sheraton Suites Alexandria will provide 10 underground parking space for day use.

610 Coffee House agrees to pay Sheraton Suites Alexandria \$1000.00 per month (\$100.00 per space/month). This payment will be made by credit card or check on the first of each month (no penalty till 5th of the month). Failure to make arrangements by such date may result in late fee assessment (2% monthly) and/or termination of this agreement. And that 610 Coffee House agrees to abide by all rules and regulations set forth by the hotel in regards to parking privileges. In the event of termination, Sheraton Suites Alexandria will promptly refund to 610 Coffee House any pre-paid rental fees representing rental for post-termination periods. Further, rental due for a partial month rent following notice of termination shall be prorated up to the date of termination.

With this agreement, 610 Coffee House and its employees agree to the following operational policies of the hotel pertaining to the use of the Parking Garage:

- Designated parking level P2; P-1 may be used for overflow situations.
- Parking Pass is non transferable.
- Exchange of damaged keys for new: no cost Or Loss replacement: \$10.00 fee.
- Provide Employee name and Vehicle registration Info; Tag #, Model, Make, Yr etc.

Either party may terminate this agreement for any or/and reasons with a 30 (thirty) day written notice.

Alexandria Suites Investments LLP, d/b/a Sheraton Suites Alexandria relinquishes all liability for any loss, theft or damage while parking in the garage, except to the extent due to its own negligence or misconduct or the negligence or misconduct of its employees or agents.

Sheraton Suites Alexandria
Name: _____
Date: _____

610 Coffee House
Name: _____
Date: _____

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SUP#2006-0055

August 8, 2006

To: Art Dahlberg
Alexandria Code Enforcement

From: Marie Doyle
Doyle Salon
610 Montgomery Street
Alexandria, Va. 22314

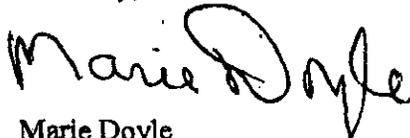
Dear Mr. Dahlberg:

I've just found out you were leaving your position with Code Enforcement, sorry to hear that.

I would appreciate it if you would just confirm as to our meeting for my coffee house, that I don't need a sprinkler system and fire alarm. The coffeehouse is only seating 28 patrons and there will be no cooking all food is prepackaged and delivered every morning.

I just don't want to have trouble after you leave with someone else telling me that I need them. If you have any questions call me at 703.836.5336.

Sincerely,



Marie Doyle
Doyle Salon

THE SIZE AND OCCUPANCY
OF THIS FACILITY WILL NOT
REQUIRE THE INSTALLATION
OF A FIRE SPRINKLER OR
FIRE ALARM SYSTEM.

Art Dahlberg
8/9/06

SUP#2006-0055

Yahoo! My Yahoo! Mail

Make Y! your home page

Search:

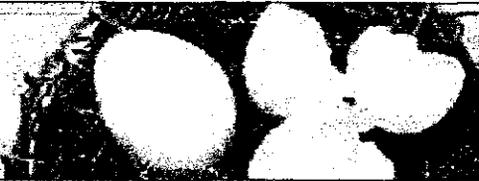
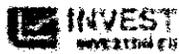
Web Search

YAHOO! MAIL

Welcome, terree13
[Sign Out, My Account]

Mail Home - Mail Tutorials - Help

You can beat the Market.
We can teach you how.
Invest for a FREE Live Seminar.

Mail | Addresses | Calendar | Notepad | What's New - Mail For Mobile - Upgrades - Options

Check Mail | Compose | Search Mail | Search the Web

citi Need money?
Get a great HELOC rate.

Previous | Next | Back to Messages

Call or Instant Message [brendaleef](#)

Delete | Reply | Forward | Spam | Move...

Folders [Add - Edit]

- Inbox (6)
- Draft
- Sent
- Bulk (758) [Empty]
- Trash [Empty]

This message is not flagged. [Flag Message - Mark as Unread] Printable View

Date: Fri, 18 Aug 2006 09:46:53 -0700 (PDT)

From: "Brenda Fox" <brendaleefox@yahoo.com> Add to Address Book Add

From: Mobile Alert
Yahoo! DomainKeys has confirmed that this message was sent by yahoo.com.
Learn more

Subject: here it is again

To: "Terry Doyle" <terree13@yahoo.com>

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Hi Terry. Here is the text:

See your credit score: \$0

August 12, 2006

Degrees as fast as 12 months

To Whom It May Concern:

\$200,000 Loan Only \$771/Mo.!

My name is Brenda Fox and I am an artist living in the Washington metropolitan area. I am a member of The Art League and display my work at the Torpedo Factory Gallery. Additionally I am currently exhibiting in a Northern Virginia gallery. These are examples of more traditional venues for the display and sale of works of art. Terry Doyle, however, is looking to create a more unique space and a very special opportunity for showing art. I am greatly looking forward to exhibiting my work in the coffee house to be opened by Terry Doyle.

Earn a degree in 1 yr.

As an artist in the area I am keenly aware of the difficulties of finding appropriate venues for displaying works of art. Ms. Doyle's proposed coffee house will be a wonderful place. The space is lovely

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SUP#2006-0055

and with Ms. Doyle's eye for color and design I am confident she will create an especially appealing environment that will be fun to visit and a great place to show my art and that of other artists from the area.

Her plans are delightful. She is looking to create a welcoming space where people can meet, exchange ideas, enjoy the work of local artists and delight in coffee and light snacks. Hers will be a rather unique place where be patrons will be able to access the Internet wirelessly for work or play while sipping their coffees and generally enjoying the ambiance of their surroundings. Her establishment promises to be a wonderful addition to the neighborhood---a local's meeting place for many; a place to find a quick, good cup of coffee (or other refreshment) for others.

The particular location selected for this new establishment, at 610 Montgomery Street, is perfect. It will blend in beautifully with the neighborhood and will offer nearby residents and workers a warm and inviting place away from all the hustle and bustle of the more touristy areas of town. I think Ms. Doyle's plans are great and I cannot wait to become part of what promises to become a super addition to Alexandria.

Sincerely,

Brenda L. Fox
3001 Cambridge Pl., NW
Washington, DC 20007

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City of Alexandria
301 King Street
Alexandria, VA 22314

August 15, 2006

To Whom It May Concern:

I am writing this letter to express my endorsement for the addition of *610 Montgomery* to the Old Town business community on behalf of the Sheraton Suites Alexandria Hotel. As a close neighbor of *610 Montgomery*, we are looking forward to offering our guests, clients, and staff the opportunity to experience an eclectic and arty coffee shop ambiance. I believe this establishment will be a good asset to the development and diversification of our beautiful city.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Varghese'.

John Varghese
General Manager

Cc: Marie Doyle, *610 Montgomery*

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SUP#2006-0055



**Best Western
Old Colony Inn**

1101 North Washington Street
Alexandria, VA 22314

(703) 739-2222

Fax (703) 549-2568

E-mail: bwoldcolony@lodgianhost.com

City of Alexandria
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing this letter as my endorsement for the addition of 610 Coffee House to the Old Town business community of behalf of the Best western Old Colony Inn. As a close neighbor, we look forward to having such an operation close by for our guests to enjoy. I believe this establishment would be a great addition to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Banigan", followed by a horizontal line.

Paul Banigan

General Manager
Best Western Old Colony

SUP#2006-005



American Academy of Physician Assistants

950 North Washington Street ■ Alexandria, VA 22314-1552 ■ 703/836-2272 Fax 703/684-1924 www.aapa.org

August 22, 2006

Ms Terree Doyle
Doyle Salon
610 Montgomery Street
Alexandria, VA 22314

Dear Terree:

AAPA is happy to provide this letter of support for the establishment of a coffee shop in the northern Old Town area. As you know AAPA employs about 85 people and have found that the current influx of new building has reduced our service options.

Your plans to add a coffee shop to our end of town will be a welcome asset to the neighborhood. Best of luck with your new endeavor.

Sincerely,

Cheryl L. Kasunich
Vice President & Chief Operating Officer

SUP#2006-0055

Amb. Edward W. Stimpson
Chairman

Stuart Matthews
President and CEO

Robert Vandel
Executive Vice President

Kenneth P. Quinn, Esq.
General Counsel and Secretary

David J. Barger
Treasurer



Flight Safety Foundation

Suite 300, 601 Madison Street, Alexandria, Virginia 22314-1756 U.S.A.

Telephone: +1 (703) 739-6700 • Fax: +1 (703) 739-6708

www.flightsafety.org



23 August, 2006

Ms. Terri Doyle
610 Montgomery Street
Alexandria, VA 22314

Dear Ms. Doyle

In addition to your hair dressing salon, I understand that you are now proposing to establish and operate a coffee shop on the ground floor of your building at 610 Montgomery Street. The hair dressing salon would continue separately on the floor above.

As you are aware, our business at the Flight Safety Foundation is located around the corner, within three minutes walk of your premises. We employ just over 20 persons, some are already clients of your hair dressing concern. Although there are several restaurants in the immediate neighborhood, most of them are relatively expensive and expect people using them to buy meals. As such, not everyone can afford the time or the expense to frequent them on a regular basis. What we lack currently is a place close by where our employees can go to just for a quick coffee and a cookie snack that they can either eat in or take out and which is not going to cost them an undue amount. I believe that your proposed coffee shop is exactly what we have in mind and that our employees would find it a convenient alternative to their present limited options. From a management point of view, such a facility such would undoubtedly make this part of the city a more attractive place in which to work and would enable us to more easily recruit staff when we had the need. Consequently, I have no hesitation in lending our support for your application for this coffee shop that I hope will be successful.

Sincerely

Stuart Matthews
President and CEO



1420 W. Abingdon Drive • Alexandria, Virginia 22314
703-683-0100
dwayne@bernsteinmgmt.com

SUP#2006-0055

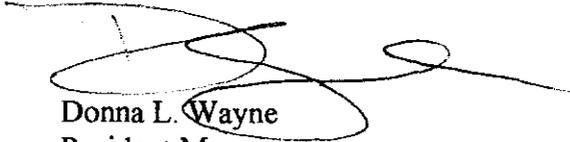
City of Alexandria
301 King Street
Alexandria, VA 22314

August 21, 2006

To Whom It May Concern,

I am writing this letter to express my endorsement for the addition of 610 Coffee House to the Old Town business community on behalf of the Sheraton Suites Alexandria Hotel. As a neighbor of 610 Coffee House, we are looking forward to offering our residents and staff the opportunity to experience an eclectic and arty coffee shop ambiance. I believe this establishment will be a good asset to the development and diversification of our beautiful city.

Sincerely,



Donna L. Wayne
Resident Manager



APPLICATION

Sep



SPECIAL USE PERMIT # 2006-0055

PROPERTY LOCATION: 610 Montgomery St.
TAX MAP REFERENCE: 054.04 03 03 **ZONE:** CDX

APPLICANT

Name: Marie Doyle
Address: 6721 Williams Dr., Alex. VA 22307

PROPERTY OWNER

Name: Same as Above
Address: _____

PROPOSED USE: Coffee House

- THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Marie Doyle
Print Name of Applicant or Agent
6721 Williams Drive
Mailing/Street Address
Alexandria VA 22307
City and State Zip Code

Marie Doyle
Signature
703-936-5336 _____
Telephone # Fax #
teresa13@yaphoc.com
Email address
6.26.06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION-PLANNING COMMISSION: Unanimous consent, recommended approval 9/7/06
ACTION-CITY COUNCIL: 9/16/06 - City Council approved PC recommendation 7-0

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