

M.E. Swing Coffee Company
501 East Monroe Avenue

SUP2012-0030

- SUP request to operate wholesale coffee roasting business
- Accessory restaurant/retail space
- 23-space parking reduction
- Deliveries
- Relocation of existing business



SPEAKER'S FORM

DOCKET ITEM NO. 11

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DAVID CHAMOWITZ
2. ADDRESS: 307 N. Washington St, ALEX VA 22314
TELEPHONE NO. 71836 5757 E-MAIL ADDRESS: DL.C.HICK@Verizon.net
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Swing Coffee

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

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

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

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

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

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

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

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

Guidelines for the Public Discussion Period

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

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

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

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

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



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0030

PROPERTY LOCATION: 501 East Monroe Ave

TAX MAP REFERENCE: 044.01-05-01 **ZONE:** CSL

APPLICANT:

Name: M.E. Swing Company Inc.

Address: 612-D South Pickett Street, Alexandria VA 22304

PROPOSED USE: Wholesale coffee roasting facility with retail cafe/coffee outlet

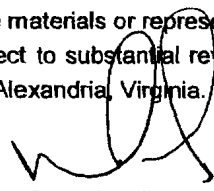
THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Mark Warmuth
Print Name of Applicant or Agent
612-D South Pickett Street
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code


Signature
703-370-5050 703-370-7286
Telephone # Fax #
mark@swingscoffee.com
Email address

Recommended Approval

ACTION-PLANNING COMMISSION: w/ amendments 5-0 DATE: 6/5/12

ACTION-CITY COUNCIL: CC approved PC recommendation w/ amendments y 7-0 DATE: 6/16/12

zoned KR/King Street Urban Retail. Applicant: Hank's Oyster Bar Old Town, LLC by David Chamowitz, attorney

PLANNING COMMISSION ACTION: Recommend Approval 5-0

City Council approved the Planning Commission recommendation.

Council Action: _____

11. SPECIAL USE PERMIT #2012-0030
501 East Monroe Avenue - Wholesale Business
Public Hearing and Consideration of a request to operate a wholesale coffee roasting business and a request for a parking reduction; zoned CSL/Commercial Service Low. Applicant: M.E. Swing Company, Inc.

PLANNING COMMISSION ACTION: Recommend Approval 5-0 w/amendments

City Council approved the Planning Commission recommendation, with the following amendment: add a new condition #17 to read, "The applicant shall supply bike racks." Staff was asked to do an analysis of whether it can add on-street parking on Monroe Avenue.

Council Action: _____

12. MASTER PLAN AMENDMENT #2012-0002
REZONING #2012-0001
DEVELOPMENT SPECIAL USE PERMIT #2011-0007
100 South Pickett Street – The Delaney
Public Hearing and Consideration of requests for: A) an amendment to the Landmark – Van Dorn Small Area Plan to change the zoning from CG to CRMU-M and to change the height map to permit a building height of 77 feet; B) a rezoning from CG/Commercial General to CRMU-M/ Commercial Residential Mixed-Use (Medium) with proffers to the development plan and to provide 23 on-site affordable housing units; C) a development special use permit, with site plan, to construct a mixed-use building with residential and retail with surface and garage parking, including a special use permit approval to increase FAR to 2.0 for a mixed-use building in the CRMU-M zone; zoned CG/ Commercial General. Applicant: CIA- Pickett Street, LLC represented by Duncan Blair, attorney
PLANNING COMMISSION ACTION:
MPA #2012-0002 Adopted 5-0
REZ #2012-0001 Recommend Approval 5-0 w/amendments
DSUP #2011-0007 Recommend Approval 5-0

City Council approved the Planning Commission recommendation, as amended. Added an additional condition to read: The applicant shall provide a pedestrian crossing of South Pickett Street on the south side of the intersection of South Pickett Street and Valley Forge Drive by providing the following improvements to the