

DOCKET ITEM #3

Special Use Permit #2011-0018
500 John Carlyle Street - Italian Gourmet Deli & Market

Application	General Data	
Consideration of a SUP amendment to allow off-premises alcohol at an existing restaurant.	Planning Commission Hearing:	June 7, 2011
	City Council Hearing:	June 25, 2011
Address: 500 John Carlyle Street (Parcel Address: 520 John Carlyle Street)	Zone:	CDD#1/ Coordinated Development District
Applicant: Pukhraj Kapoor	Small Area Plan:	Eisenhower East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

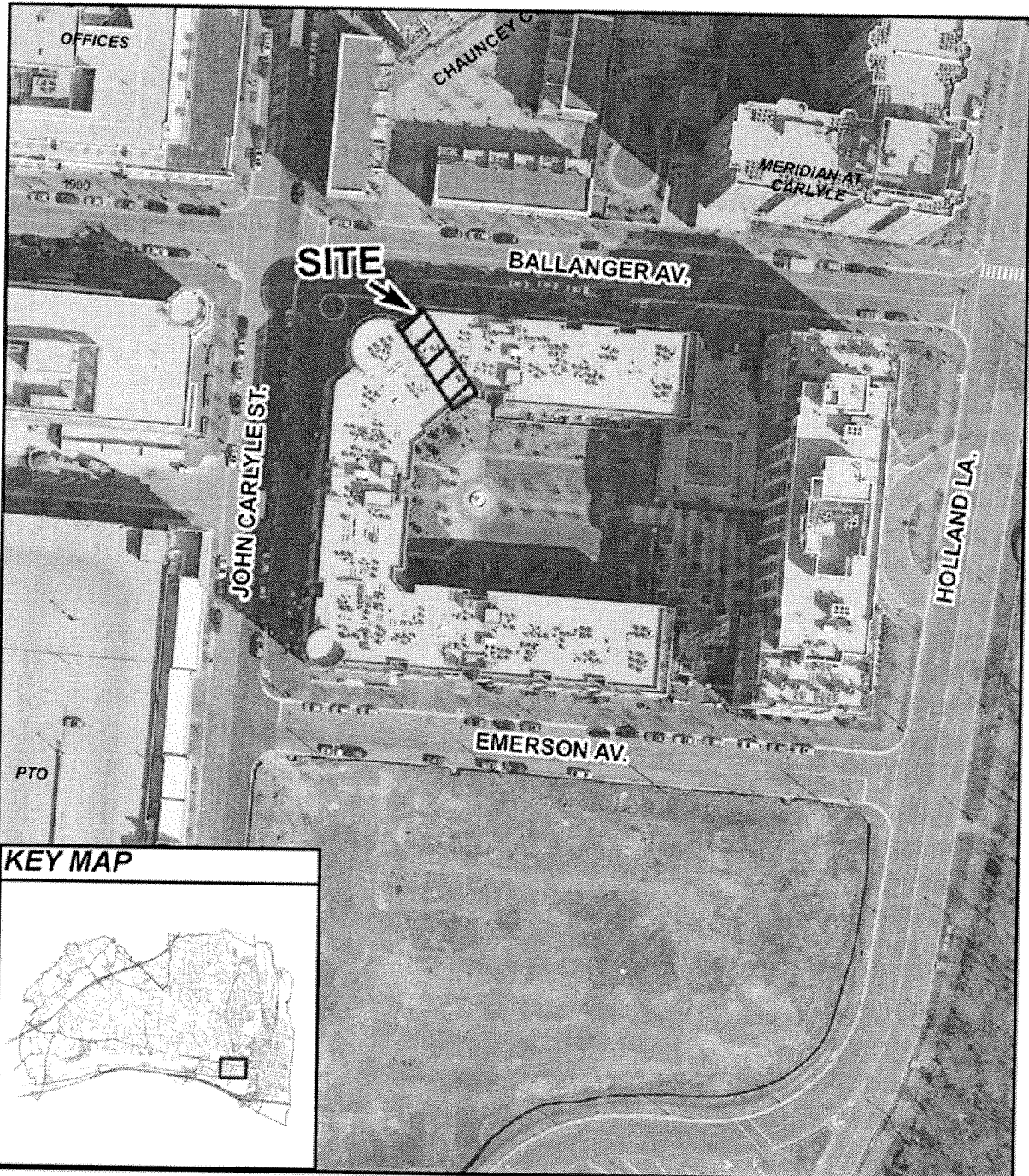
Staff Reviewer: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 7, 2011: On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and with a new condition (#27) requiring the applicant to remove all tables and chairs from the outdoor dining area each night for after-hours storage inside the building. The motion passed on a vote of 5-0, with Mr. Wagner and Mr. Robinson absent.

Reason: The Planning Commission agreed with the staff analysis and with a neighbor's request to require the applicant to bring tables and chairs from the outdoor dining area inside each night to prevent potential loitering issues.

Speakers:
 Ravi Miryala, representing the applicant, spoke in support of the request and answered questions from the Planning Commission.

Elizabeth Smith, neighbor, asked for clarification about trash receptacles near the site and asked the Planning Commission to limit loading/unloading hours to match those of the neighboring convenience store and to require the applicant to bring in tables and chairs from the outdoor dining area each night to prevent their after-hours use.



SUP#2011-0018

6/7/2011



I. DISCUSSION

The applicant, Raj Kapoor, requests a Special Use Permit amendment to allow off-premises alcohol sales at his existing restaurant and gourmet market at 500 John Carlyle Street.

SITE DESCRIPTION

The subject site is a 1,910 square-foot tenant space located on the ground level of the four-story Carlyle Square Condominium building, a mixed-use building containing retail uses on the ground floor and residential condominiums above. The site is located on one lot of record, known as Carlyle Block L, comprising 77,228 square feet of area. The property has frontage on John Carlyle Street, Emerson Lane, and Ballenger Avenue.



The surrounding area features a mix of commercial and residential uses. Other retail tenants on the same property include Jerry's Subs, ACKC Chocolates, Frizzles Salon, and 7-Eleven. Two office buildings with first-floor retail space, including a Starbucks franchise, are located to the west and northwest. A multi-story residential apartment, known as the Meridian at Carlyle, and residential townhouses are located to the north. The multi-story Carlyle Square Apartments are located to the east, facing Holland Lane. Carlyle Block O, which will feature multi-story residential buildings, is currently under construction to the south.

BACKGROUND

The Carlyle Master Plan was first approved by SUP in 1990, and has been amended several times since then, most recently in March 2010 (SUP#2009-0081). Staff administratively approved DSP#2001-0033 for the construction of Carlyle Block L in 2001. The former tenant in this space, Bruegger's bagel restaurant, was first approved by City Council in 2007 (SUP#2006-0124) and closed in June 2009. Staff administratively approved SUP#2010-0027 in June 2010 to change ownership of the business to the current applicant, Raj Kapoor, who has operated the Italian Gourmet Deli & Market in this space since that time.

On April 28, 2011, staff visited the subject property to determine if the business was in compliance with the conditions of its Special Use Permit. Staff found one violation of the SUP conditions, regarding the posting of public transportation information, which was promptly corrected.

PROPOSAL

The applicant proposes to add off-premises alcohol sales at his existing restaurant, which operates with a deli and gourmet market concept. Wine and beer sales are intended to compliment the ready-to-eat and gourmet market items, such as sauces and pasta, available at the

business. The applicant has included an earlier closing hour of 9:00pm as a part of this request, as opposed to the currently-approved 11:00pm. In practice, the applicant anticipates closing as early as 7:00pm most nights during the week. No other changes to the existing business are proposed. Additional elements of the applicant's proposal are as follows:

- | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------|
| <u>Approved Hours of Operation:</u> | 5:00am – 11:00pm daily |
| <u>Proposed Hours of Operation:</u> | 6:00am – 9:00pm daily |
| <u>Existing Number of Seats:</u> | 20 Indoor Seats
<u>15 Outdoor Seats</u>
35 Total Seats |
| <u>Customers:</u> | Approximately 15-20 each day |
| <u>Employees:</u> | Four each day |
| <u>Alcohol:</u> | Off-premises alcohol sales (only) proposed |
| <u>Live Entertainment:</u> | No live entertainment is proposed |
| <u>Deliveries:</u> | Deliveries will occur after 7:00am three-four times/week in the nearby on-street loading space. |

PARKING

The parking requirements for the subject building were specified in the Transportation Management Plan (Special Use Permit #2254) for the Carlyle development. The applicant has access to one parking space for employees in the on-site garage. Public parking is available in the Patent & Trademark Office parking garage across John Carlyle Street during limited hours.

ZONING

The subject property is located in the CDD#1/Coordinated Development District zone and is subject to the use restrictions contained in the most recent Carlyle Master Plan (SUP#2009-0081), which stipulates that in areas where retail uses are permitted, any restaurant without full service and with off-premises alcohol requires full Special Use Permit approval (Condition #102A).

II. STAFF ANALYSIS

Staff does not object to the applicant's request to offer off-premises alcohol sales at his existing restaurant and gourmet market. Staff does not believe that this business will be a destination for off-premises alcohol. Rather, the addition of wine and beer sales will complement the ready-to-eat and gourmet food items already available at the store. The amended closing hour of 9:00pm offered by the applicant should significantly reduce the potential for any neighborhood impacts from off-premises alcohol sales. Staff has also included a standard condition prohibiting the "single-sales" of alcohol as it has done at other locations offering off-premises alcohol in Alexandria.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2006-0124)
2. Seating shall be provided for no more than 68 patrons inside and outside. (P&Z) (SUP#2006-0124)
3. Outside dining facilities may be located on private property and shall not encroach onto the public right-of-way. The applicant shall ensure that pedestrian access is provided past the outdoor seating and shall clean the seating area at the close of each day of operation. (P&Z) (SUP#2006-0124)
4. The applicant may provide seating for up to 20 outdoor seats. Any outdoor seating areas, including umbrellas, shall not include advertising signage (P&Z) (SUP#2006-0124)
5. No live entertainment shall be provided at the restaurant. (P&Z) (SUP#2006-0124)
6. Delivery service shall be permitted to customers in the immediate area. (P&Z)(PC) (SUP#2006-0124)
7. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to between 5:00am to 11:00pm 6:00am and 9:00pm daily. (P&Z) (~~SUP#2006-0124~~)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2006-0124)
9. **CONDITION AMENDED BY STAFF:** ~~No alcohol service shall be permitted. Off-premises alcohol service shall be permitted but no on-premises alcohol shall be allowed.~~

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 an alcohol content of 14% or more by volume) may not be sold. (P&Z) (Police) (SUP#2006-0124)

10. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2006-0124)
11. 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)(T&ES) (SUP#2006-0124)
12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (SUP#2006-0124)
13. CONDITION DELETED BY STAFF (SUP#2010-0027)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2006-0124)
15. 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) (SUP#2006-0124)
16. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)(P&Z) (SUP#2006-0124)
17. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP#2010-0027)
18. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees prior to operation. (Police) (SUP#2010-0027)
19. 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. (T&ES)(P&Z) (SUP#2006-0124)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z) (SUP#2006-0124)

21. CONDITION DELETED BY STAFF (SUP#2010-0027)
22. The applicant shall design both the exterior and interior portions of the space pursuant to the Carlyle Design Guidelines, to the approval of the Director of Planning and Zoning. (P&Z) (SUP#2006-0124)
23. The applicant shall prepare a design plan to include interior finishes, colors, materials, furniture, lighting and specifications, which shall be to the satisfaction of the Director of Planning and Zoning and shall include the following elements: (P&Z) (SUP#2006-0124)
 - a. No lighted signage in the windows is permitted.
 - b. Lighting fixtures in the dining area and the serving area shall not contain fluorescent bulbs, tubes, or other fluorescent lighting elements.
 - c. Furniture to be situated near the windows shall consist of wood tables and wood chairs with cloth upholstery.
 - d. Flooring within the dining area shall be ceramic tile.
 - e. Any tiling on the vertical surface of the cashier/service counter shall be a generally solid color and/or design.
 - f. Interior doors leading to or from the dining area shall be constructed of paneled wood.
 - g. Decorative wood interior trim shall include moldings and other detail, such as rosettes.
 - h. Menu boards, if any, shall not be backlighted or have any internal lighting.
24. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit ~~after it has been operational for 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 the 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#2006-0124)
25. CONDITION DELETED BY STAFF - SUPERSEDED BY STATE LAW (SUP#2010-0027)
26. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0027)
27. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall remove all tables and chairs from the outdoor dining area at the close of business each night and store them inside the building while the restaurant is closed. (PC)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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

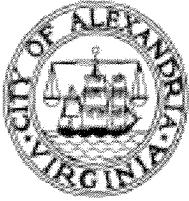
Transportation & Environmental Services:

- R-1 (#14) Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2010-00027)
- R-2 (#15) 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) (SUP2010-00027)
- R-3 (#16) Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2010-00027)
- R-4 (#26) Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (TES)
- R-5 (#19) 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) (TES) (SUP2010-00027)
- 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. (TES) (SUP2010-00027)
- 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). (TES) (SUP2010-00027)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

- F-1 No Comment



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0018

PROPERTY LOCATION: 500 John Carlyle St.

TAX MAP REFERENCE: 013.04-0C ZONE: CDD#1

APPLICANT:

Name: JBR DELI INC.

Address: 500 JOHN CARLYLE STR. ALEXANDRIA

PROPOSED USE: Deli Restaurant

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.

PURKH RAS KAPOOR
Print Name of Applicant or Agent

[Signature] 3/27/11
Signature Date

500 JOHN CARLYLE STR.
Mailing/Street Address

7033625083
Telephone # Fax #

ALEXANDRIA VA 22314
City and State Zip Code

AMANLALA@HOTMAIL.COM
Email address
amanlala@hotmail

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP # 2011-0018

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Post Carlyle Square I hereby
(Property Address)
grant the applicant authorization to apply for the beer/wine SALES use as
(use)
described in this application.

POST CARLYLE I, LLC

By: Post Apartment Homes, L.P.

By: Post GP Holdings, Inc...

Phone: 404-846-5633

Email: dianne.slotnick@postproperties.com

By: Dianne D Slotnick
Name: DIANNE D SLOTNICK
Title: Vice PRESIDENT, COMMERCIAL

Date: 4/4/11

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 or owner unless the entity is a corporation or partnership. In which case identify each owner of more than ten percent.

Post Apartment Homes, L.P. 4401 Northside Parkway, #800
Atlanta, GA 30327

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Deli WITH ITALIAN GOURMET GROCERY
SEEKING PERMISSION TO SELL WINE + BEER
Beer + Wine will be only for off premises
It will be sold when people come to buy
pasta and sauces for dinner at home they
will grab a bottle of wine or a sixpack
of beer. It's a Deli where office people
come for lunch and pick up a sandwich
for dinner. Wine + Beer off premises
will be incidental sales.

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OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>JBR Deli Inc.</u> <u>RAJ KAPOOR</u>	<u>500 JOHN EARLYLE</u> <u>ALEXANDRIA VA 22314</u>	<u>100%</u>
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>Post Apartment Homes, L.P.</u>	<u>4401 Northside Parkway, #300</u> <u>Atlanta, Georgia 30327</u>	<u>100%</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>RAJ KAPOOR</u>	<u>None</u>	<u>None</u>
2. <u>Post Apartment Homes LP</u>	<u>None</u>	<u>None</u>
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/6/11
Date

RAJ KAPOOR
Printed Name

[Signature]
Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: ADD BEER & WINE OFF PREMISES SALES

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).
15 to 20 a day

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

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

Day: MON THRU SUN Hours: 6AM - To 9PM
~~7AM - 7PM~~

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
~~NOTE~~ Not more than a regular restaurant noises which cannot be heard

B. How will the noise be controlled?
There will be regular restaurant noise level which will not be heard outside of premises.

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

Regular Deli Odors where we
have a ~~vent~~ vent to take it out

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? (i.e. office paper, food wrappers)

BOXES

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

3 to 5 Boxes A DAY

C. How often will trash be collected?

2 times a week

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

Train employees to tell customers
not to ~~be~~ litter

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:

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

ALCOHOL SALES

13.

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

Yes [] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Beer + wine off premises

PARKING AND ACCESS REQUIREMENTS

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u></p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. 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?

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u></p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. Where are off-street loading facilities located? to the side of the Building

C. During what hours of the day do you expect loading/unloading operations to occur? After 7 AM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Once 3 to 4 times a week.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
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?
1910 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1910 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: Mixed use development

End of Application



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: 20

Outdoors: 15

Total number proposed: ~~30~~ 35

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:

Deli sandwiches Subs + Paninies
+ Salads

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

table service 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:

ONE Big Screen TV.

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
 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.

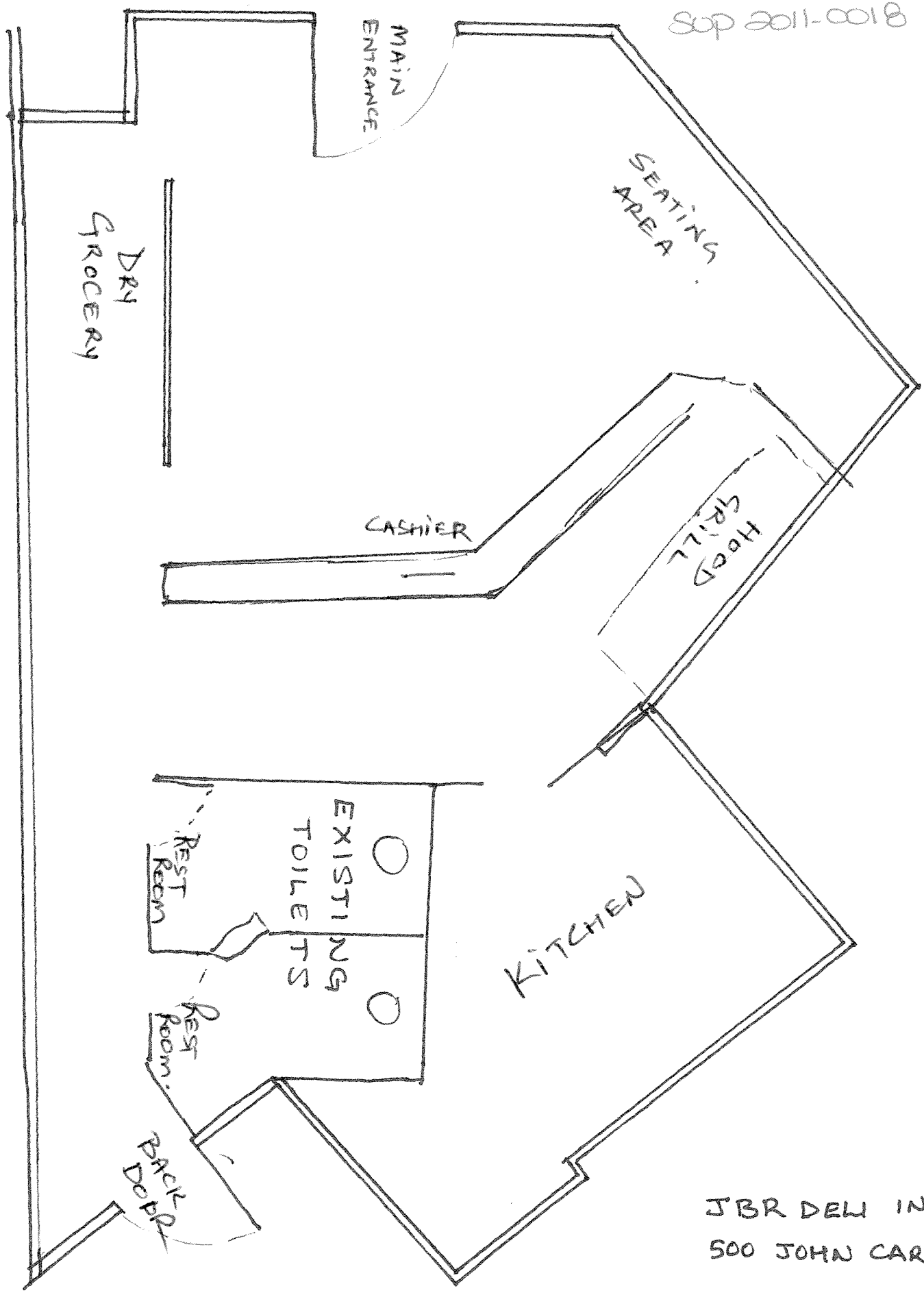
Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
35 Maximum number of patron dining seats
+ _____ Maximum number of patron bar seats
+ _____ Maximum number of standing patrons
= 35 Maximum number of patrons

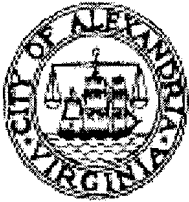
2. 5 Maximum number of employees by hour at any one time

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



JBR DELI INC.
 500 JOHN CARLYLE
 ST.
 ALEXANDRIA, VA
 22314



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0018

PROPERTY LOCATION: 500 John Carlyle St.

TAX MAP REFERENCE: 073.04-0C ZONE: CDD#1

APPLICANT:
Name: JBR DELI INC.

Address: 500 JOHN CARLYLE STR. ALEXANDRIA.

PROPOSED USE: Deli Restaurant

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.

PURKH RAS KAPOOR
Print Name of Applicant or Agent

[Signature]
Signature 3/27/11
Date

500 JOHN CARLYLE STR.
Mailing/Street Address

7033625083
Telephone # Fax #

ALEXANDRIA VA 22314
City and State Zip Code

AMANLALA@HOTMAIL.COM
Email address
AMANLALAc@hotmail

Recommended approval w/ amendments
ACTION-PLANNING COMMISSION: DATE: 6/7/11
ACTION-CITY COUNCIL: Approved PC recommendation DATE: 6/25/11
w/ amendments 7-0

500 JOHN CARLYLE STREET (Parcel Address: 520 John Carlyle Street)
ITALIAN GOURMET DELI AND MARKET

Public Hearing and Consideration of a request to allow off premises beer and wine sales at an existing restaurant; zoned CDD #1/Coordinated Development District. Applicant: Pukhraj Kapoor

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

City Council approved the Planning Commission recommendation with an amendment to condition #26 stating that, "Supply deliveries, loading and unloading activities shall occur between the hours of 7a.m. - 7p.m."

Council Action: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. SPECIAL USE PERMIT #2011-0010
503 KING STREET, CVS/PHARMACY
Public Hearing and Consideration of a request for a ground floor retail establishment over 10,000 square feet, zoned KR/King Street Retail. Applicant: CVS/Caremark, Inc., represented by Eugene Harris, agent

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 7-0

City Council approved the Planning Commission recommendation with the exclusion of condition #2 which states, "The hours of operation may be 24 hours/day provided that these hours coincide with the hours of operation for the pharmacy portion of the business." The condition will state, "The hours of operation may be up to 24 hours/day."

Council Action: _____

13. MASTER PLAN AMENDMENT #2011-0002
REZONING #2011-0001
CDD CONCEPT PLAN #2011-0001
TEXT AMENDMENT #2011-0009
DEVELOPMENT SPECIAL USE PERMIT #2010-0027
SPECIAL USE PERMIT TMP #2011-0011
717, 719, 723 & 735 NORTH SAINT ASAPH STREET, 716 NORTH PITT STREET
HARRIS TEETER/RESIDENTIAL
Public Hearing and Consideration of a request for: A) an amendment to the Old Town North Small Area Plan Chapter of the City Master Plan to change the land use designation from commercial to mixed use; B) an amendment to the City's zoning map to change the zoning from CD to CDD; C) approval of a CDD concept plan; D) initiation of a text amendment; a text amendment to the City's