



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0026

PROPERTY LOCATION: 2 EAST WALNUT STREET

TAX MAP REFERENCE: 053.04-08-35 **ZONE:** CL

APPLICANT:

Name: SRDG INC

Address: 809 SOUTH FAIRFAX STREET

PROPOSED USE: 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.

SHEERA ROSENFELD/DAVID GWATHMEY

Print Name of Applicant or Agent

809 SOUTH FAIRFAX STREET

Mailing/Street Address

ALEXANDRIA, VA 22314

City and State

Zip Code

Signature

3/27/12

Date

202-744-7544

Telephone #

Fax #

SHEERA@GRAPEANDBEAN.COM

Email address

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

SEE ATTACHED

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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.

SRDG INC is a Virginia Corp. Sheera Rosenfeld and David Gwathmey are the only persons owning an interest greater than 10%.

Sheera Rosenfeld and David Gwathmey shared address is 809 South Fairfax Street Alexandria, VA 22314

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2 EAST WALNUT STREET, I hereby

(Property Address)

grant the applicant authorization to apply for the RESTAURANT (GRAPE + BEAN ROSEMONT) use as

(use)

described in this application.

Name: Al James Wn Phone 202 409 6488

Please Print

Address: 6656 AVILA BLVD Falls Church 22043 Email: _____

Signature: Al James Wn Date: 3/27/12

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. Sheera Rosenfeld	809 South Fairfax St. Alexandria, VA 22314	60%
2. David Gwathmey	809 South Fairfax St. Alexandria, VA 22314	40%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 East Walnut Street, Alexandria, Va 22301 (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. Qi Juan Wu	6656 Avignon Blvd., Falls Church, VA 22043	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

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. Sheera Rosenfeld	None	Planning Commission, City Council
2. David Gwathmey	None	Planning Commission, City Council
3. Qi Juan Wu	None	Planning Commission, City Council

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.

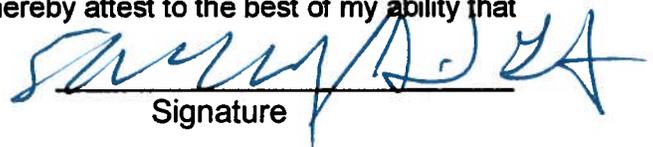
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3-27-2012

Sheera Rosenfeld/David Gwathmey

Date

Printed Name


Signature

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.)

GRAPE + BEAN is a locally owned business concept created in 2007 by long-time Alexandria residents David Gwathmey and Sheera Rosenfeld. GRAPE + BEAN Rosemont opened in March 2012 to immediate success as a neighborhood market and retail shop with wines from around the world, craft brew beers, single-origin eco-friendly whole bean coffees, custom brewed coffee, fruit juices, and packaged gourmet food items such as cheeses, cured meats, crackers, sauces, chocolate, oils, truffles, anchovies, and other gourmet items in addition to glassware and coffee brewing equipment. GRAPE + BEAN Rosemont also offers fresh breads, locally farmed eggs, wholesome local dairy products including milk and cheeses, specialty ice cream and other treats. Many of the foods and beverages are either organic or sustainably grown and of high quality.

The applicant proposes to add a restaurant to the currently operating neighborhood market and gourmet retail store. The proposed restaurant will offer cheese and charcuterie plates, fresh warm and cold sandwiches, flatbreads, salads, soups, various crostinis, and desserts. The applicant remains committed to featuring dine-in food offerings that are of the highest quality, locally and/or sustainably grown, and organic where feasible. The applicant proposes to offer on premises sale of beer and wine in addition to the beer and wine currently offered for off premises consumption.

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: _____

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).
60-120 patrons expected per day
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 18 employees (full and part time) expected.
Anticipated maximum number of employees on-site at any one time is six.

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--------------------------------------|-----------------------------------|
| Day:
<u>Monday through Sunday</u> | Hours:
<u>7:00am - 11:00pm</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No unusual noises/noise levels from equipment or patrons are expected. Noise levels will not exceed permitted levels under Alexandria Zoning Ordinance.
- B. How will the noise be controlled?
As no unusual noise levels are anticipated, no mitigating controls measures are being proposed.

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

Oven(s) to be used either have no emissions or utilize hood filtration systems that eliminate odors.

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)
Glass, cardboard, paper, aluminum, organic material (food waste). The majority of trash will be recycled or composted.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
~~Approximately 3 bags of trash/recycling each day weighing 20-30 lbs each.~~

C. How often will trash be collected?
Trash and recycling will be collected 3 times per week or more as necessary.

D. How will you prevent littering on the property, streets and nearby properties?
Bins with properly closing lids will be used to store garbage. Store front and side walks of
business area will be monitored and trash will be immediately removed by GRAPE + BEAN staff.

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:

Oven cleaners and degreasers as required. Disposal as per city hazardous waste code.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Safety training will be provided to all employees. The restaurant will also have appropriate medical supplies (emergency kits) to handle any minor medical needs.

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.

Applicant proposes to sell beer and wine for on-site consumption. The applicant also proposes to continue to sell beer and wine off-premises, as it currently does under existing use as a Market. Applicant will apply for the appropriate on/off premises ABC license for sale of beer and wine.

SUP # 2012-0026



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: 24 Outdoors: ~~20~~ 32 Total number proposed: ~~44~~ 56

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: menu of salads, crostinis, warm and cold sandwiches, various type flatbread, artisanal cheese and charcuterie offerings, and desserts

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? N/A
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: possibly live acoustic music for special occasions SR

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74% *K*
 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:
- 50 Maximum number of patron dining seats *(includes up to 32 outside seats)*
+ 0 Maximum number of patron bar seats
+ 2 Maximum number of standing patrons
= _____ Maximum number of patrons
2. 6 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

PARKING AND ACCESS REQUIREMENTS

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

- 6 8 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces
- _____ Other.

** Pursuant to Alexandria City Ordinance, the 20 outside accessory seating were not included in the parking calculation requirements.*

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

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 ** see note above regarding accessory seating.*

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

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

** see note above regarding accessory seating.*

B. Where are off-street loading facilities located? on site

C. During what hours of the day do you expect loading/unloading operations to occur?
Deliveries occur between 9am and 12 noon Monday through Friday

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Approximately 2-3 deliveries per day Monday through Friday.

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 improvements are required.

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?
2716 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2716 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: _____

End of Application * we will provide planning and take staff with community support documentation.



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)

Requesting a reduction of 6 parking spaces.

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

of the 56 seats 32 of them will be outside seasonal seating. Additionally there is substantial on street parking along Commonwealth Avenue.

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

Small site and in the future we may submit a site plan for additional parking.

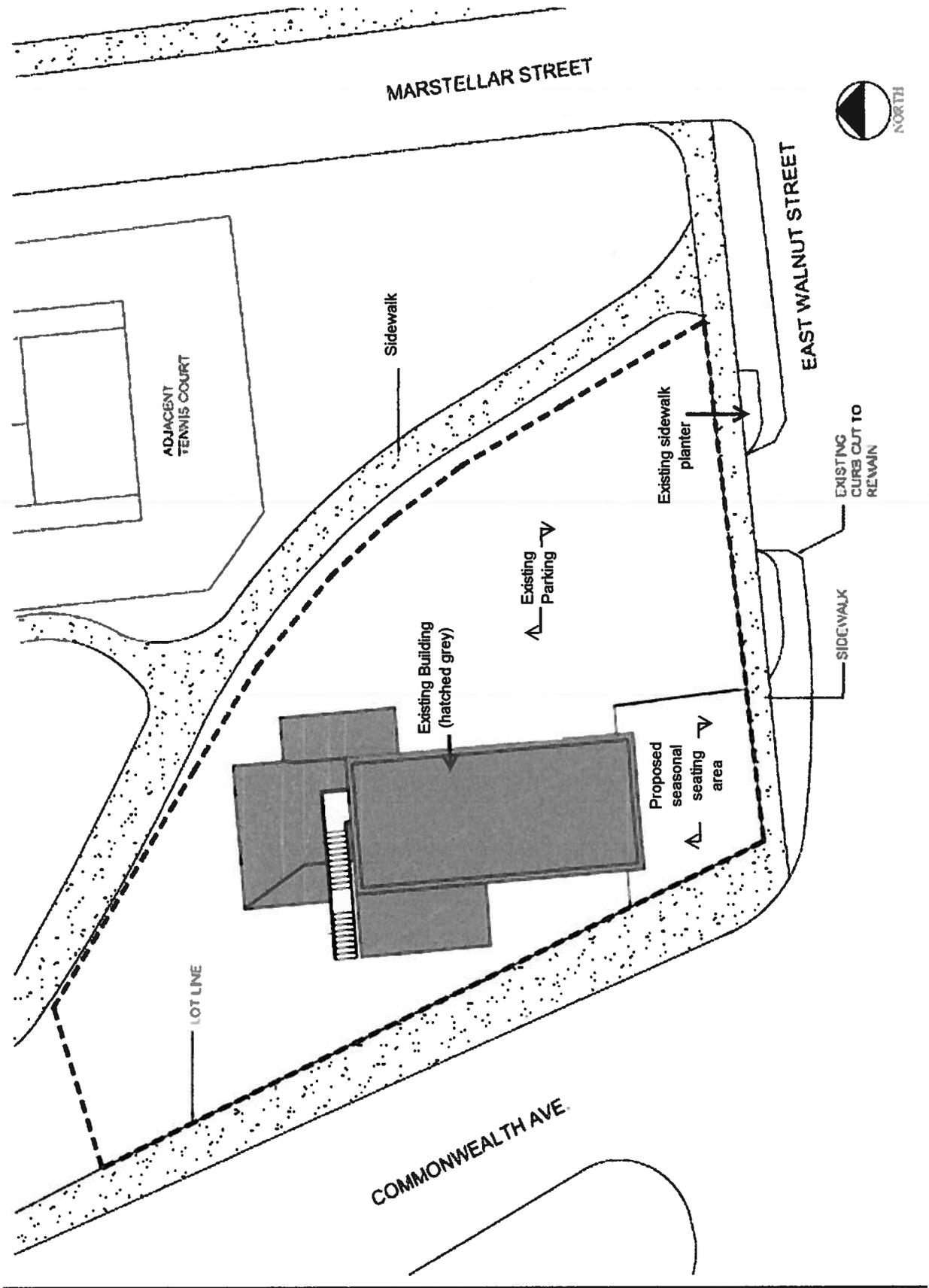
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

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.

2 EAST WALNUT STREET
GRAPE + BEAN ROSEMONT



MARSTELLAR STREET

EAST WALNUT STREET



ADJACENT
TENNIS COURT

Sidewalk

Existing sidewalk
planter

EXISTING
CURB CUT TO
REMAIN

Existing
Parking

SIDEWALK

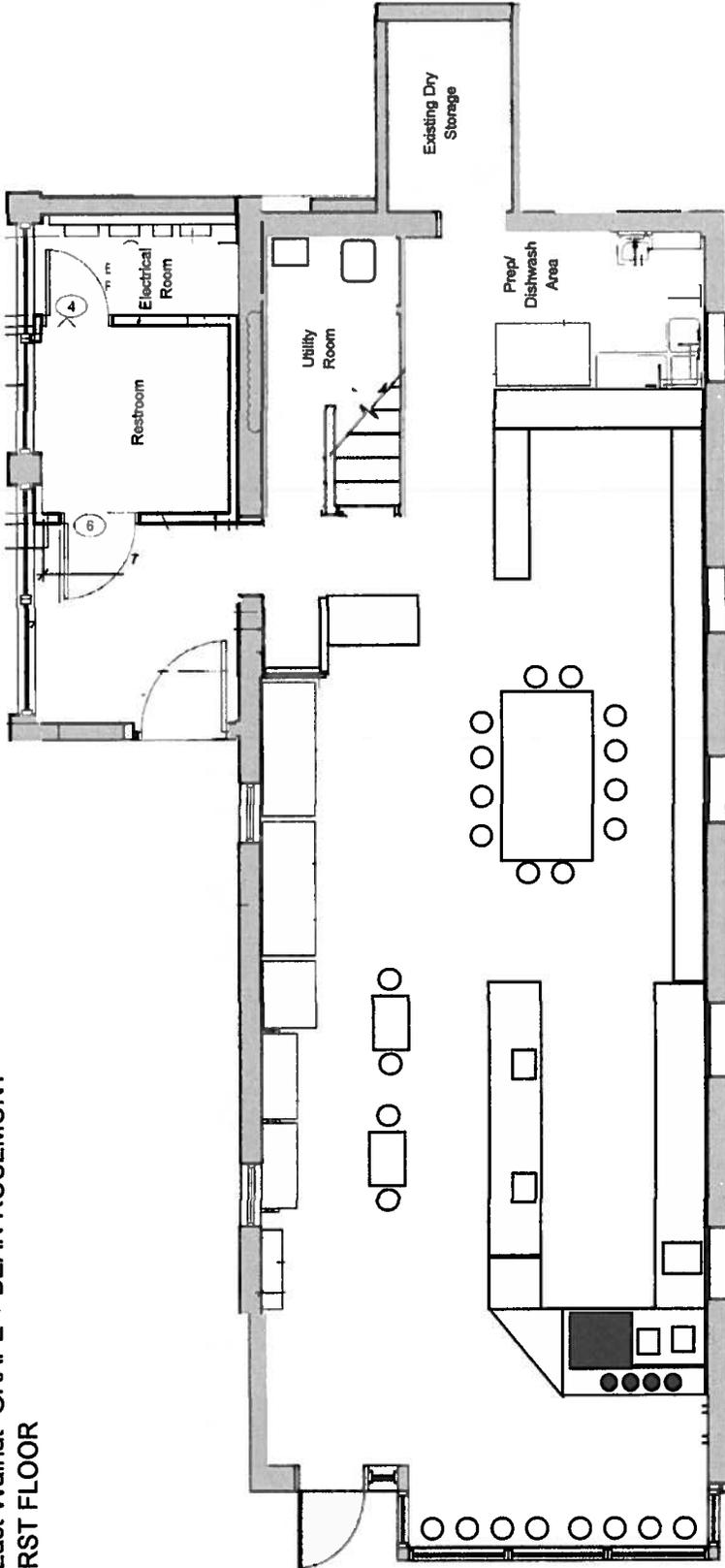
Existing Building
(hatched grey)

Proposed
seasonal
seating
area

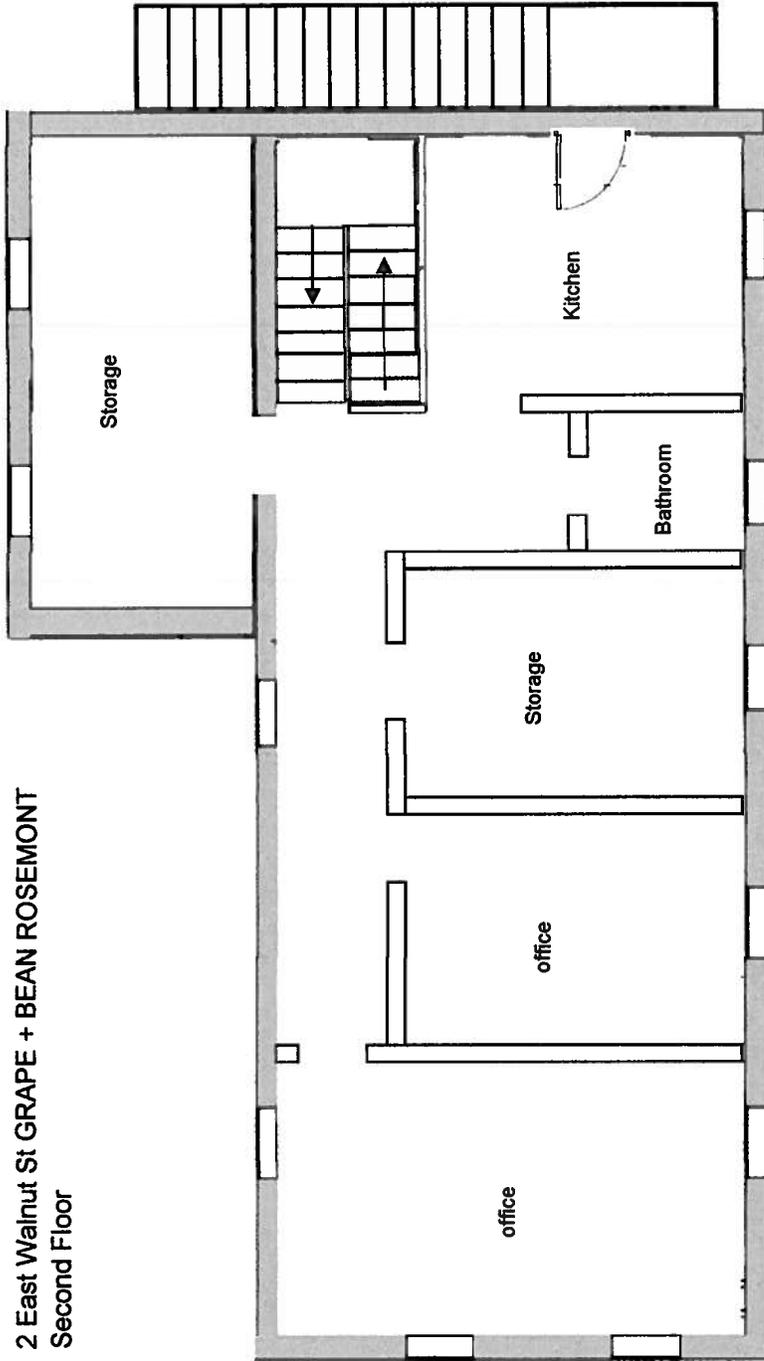
LOT LINE

COMMONWEALTH AVE.

2 East Walnut GRAPE + BEAN ROSEMONT
FIRST FLOOR

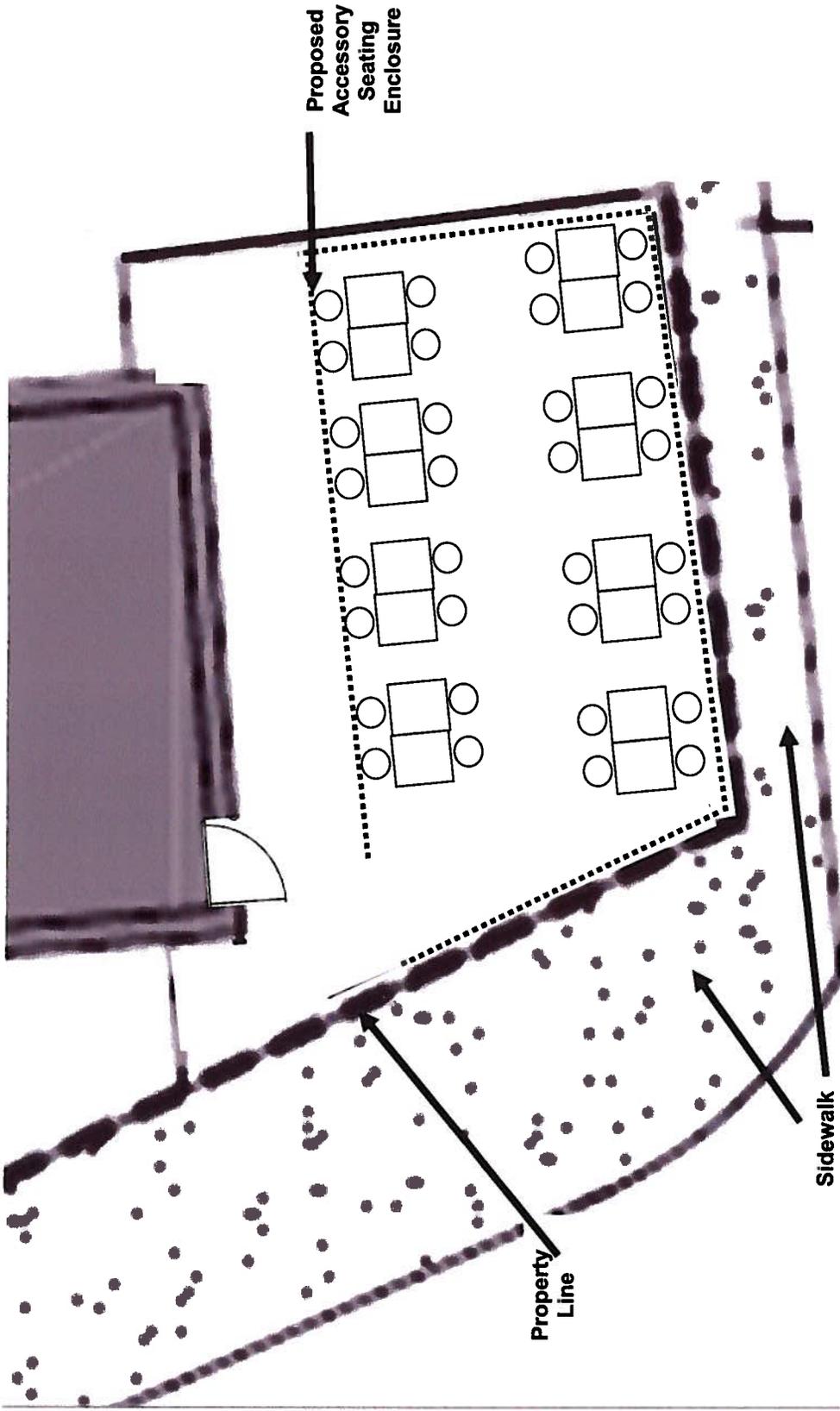


2 East Walnut St GRAPE + BEAN ROSEMONT
Second Floor



REVISED

2 EAST WALNUT ST
GRAPE + BEAN ROSEMONT
ACCESSORY SEATING



Proposed
Accessory
Seating
Enclosure

Property
Line

Sidewalk

East Walnut Street



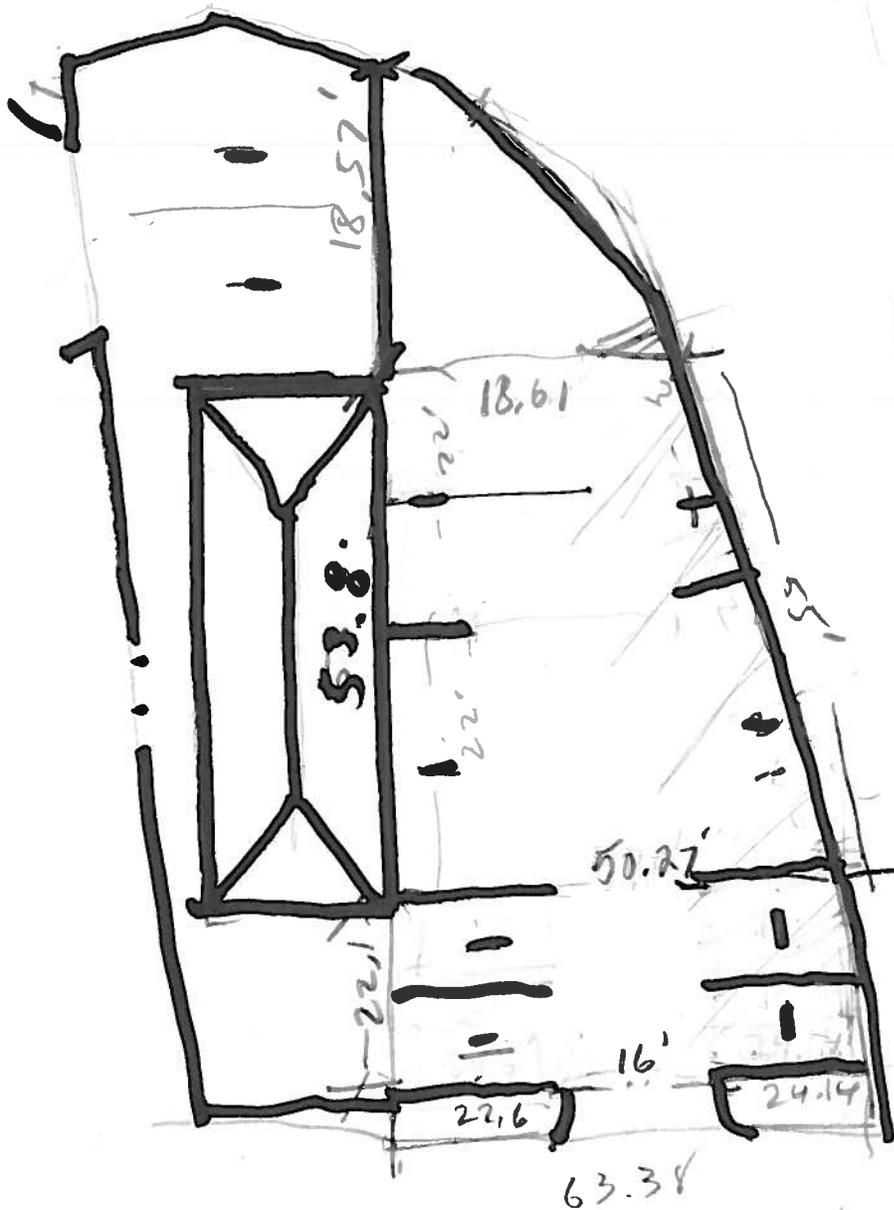
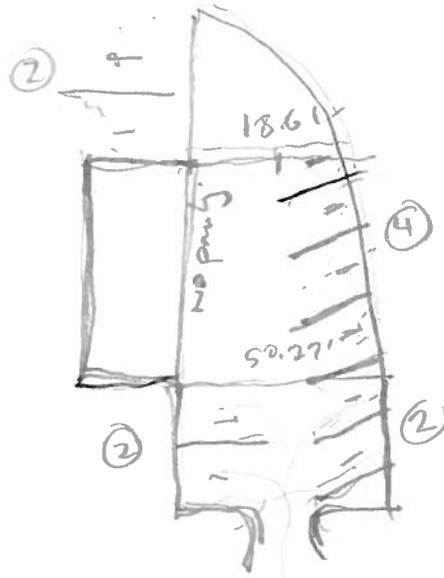
Legend for Parcel Map

- Metrolink Stations
- City Boundary
- Address Points
- Parcels
- Metrolink Tracks
- Road Labels

City of Alexandria
Imagery 2004



DISCLAIMER: The mapdata presented hereunder are provided as is and the City of Alexandria does not warrant, express or implied, the accuracy of the mapdata and its use for any purpose. The user assumes all responsibility for all damages arising out of or in connection with the use of the application. The information is not survey quality and should not be used to establish property lines or legal descriptions for deed or construction. All boundary information provided on this map is for informational purposes only and is not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.



10 spaces

$$\frac{68.88}{2} = 34.44'$$

34.44' average

Walnut



SUP 2012-0026

Scale: 1 inch = 23.8 feet

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