



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0027

PROPERTY LOCATION: 1024 King Street

TAX MAP REFERENCE: 074.01-05-18 **ZONE:** KR

APPLICANT:

Name: Hank's Oyster Bar Old Town, LLC

Address: 1026 King Street

PROPOSED USE: Full-Service Restaurant (Expanded)

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.

David L. Chamowitz
Print Name of Applicant or Agent
307 N. Washington Street
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

David L. Chamowitz 4 March 12
Signature Date
703 836 5757 703 548 5443
Telephone # Fax #
dlc.hcgk@verizon.net
Email address

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

SUP # 2012-0027

PROPERTY OWNER'S AUTHORIZATION

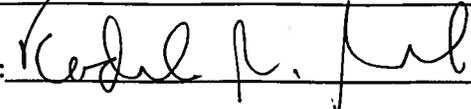
As the property owner of 1024 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the full-service restaurant use as
(use)
described in this application.

Name: Teodula Pascual

Phone: 703 548 0110

Please Print
Address: 3306 N. 16th St., Arlington, VA 22201

Email: dolly234T@yahoo.com

Signature: 

Date: 3/23/12

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.

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.	Jamie Leeds	1124 Fairmont St., NW, Washington DC 20009	100%
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 1024 King Street (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.

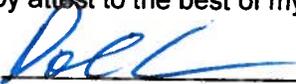
	Name	Address	Percent of Ownership
1.	Teodula Pascual	3306 N. 16th St., Arlington, VA 22201	100%
2.			
3.			

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 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. **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.	NONE		
2.			
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.

26 March 12
Date
DAVID CHAMOWITZ
Printed Name

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: _____

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).

89 total seats, with heavier traffic expected during lunch and dinner hours

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

Approx 25 during heaviest traffic periods

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

Day:
Monday-Sunday

Hours:
7 a.m. - 1 a.m.

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 or elevated noise is anticipated.

B. How will the noise be controlled?

The noise will not require special controls.

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

No unusual or elevated odors are anticipated.

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)

Typical types of trash for full-service restaurants

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

~~Typical amounts of trash for a full-service restaurants~~

C. How often will trash be collected?

Several times/week, or as needed

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

Litter is not expected to be a problem for a full-service restaurant

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:

Cleaning and degreasing agents typically used in restaurants

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

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, and spirits for on-premises consumption.

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> 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?

There is no required parking for a restaurant in the Central Business

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? 2

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

- B. Where are off-street loading facilities located? Behind the building
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Mornings
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily, or as necessary
-

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 necessary

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?

4000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 4000 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: Rowhouse-style building in KR zone

End of Application



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: 89 Outdoors: 0 Total number proposed: 89

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:
Oysters and other Seafood

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:
The additional area of the restaurant contemplated by this SUP application may contain televisions. We would ask further that Condition #11 of existing SUP #2007-0103 be removed. While live entertainment is not contemplated at this time, it may be in the future.

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:

	<u>60</u>	Maximum number of patron dining seats
+	<u>29</u>	Maximum number of patron bar seats
+	<u>UNKNOWN</u>	Maximum number of standing patrons
=	<u>89+-</u>	Maximum number of patrons

2. 25 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

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

ATTORNEYS AND COUNSELLORS AT LAW

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RETIRED
ROBERT L. MURPHY, 2001
CYRIL D. CALLEY, 2005

LURAY OFFICE:

170 KIBLER DRIVE
LURAY, VA 22835

TELEPHONE: 540-743-2922
FAX: 540-743-2422

March 27, 2012

Mr. Nathan Randall
Planner, Department of Planning & Zoning
Suite 2100
301 King Street
Alexandria, VA 22314

RE: SUP Request - 1024 King Street
Expansion of Hank's Oyster Bar

Dear Mr. Randall:

Enclosed please find a completed Special Use Permit application pertaining to the above-referenced location, along with a check in the amount of \$575 to satisfy the filing fee.

I write this letter to more fully address certain matters not explicitly covered on the application form.

1) On Page 1 of the Supplemental Application: Restaurant, I have indicated that there will be no outdoor seats. In fact, we are not requesting those seats under the Special Use Permit process, but will do so separately under the King Street Outdoor Dining Program.

2) As noted on Page 9 of the Application: Special Use Permit document, restaurants in the Central Business District are exempt from parking requirements, pursuant to Alexandria Zoning Ordinance Section 8-300(B).

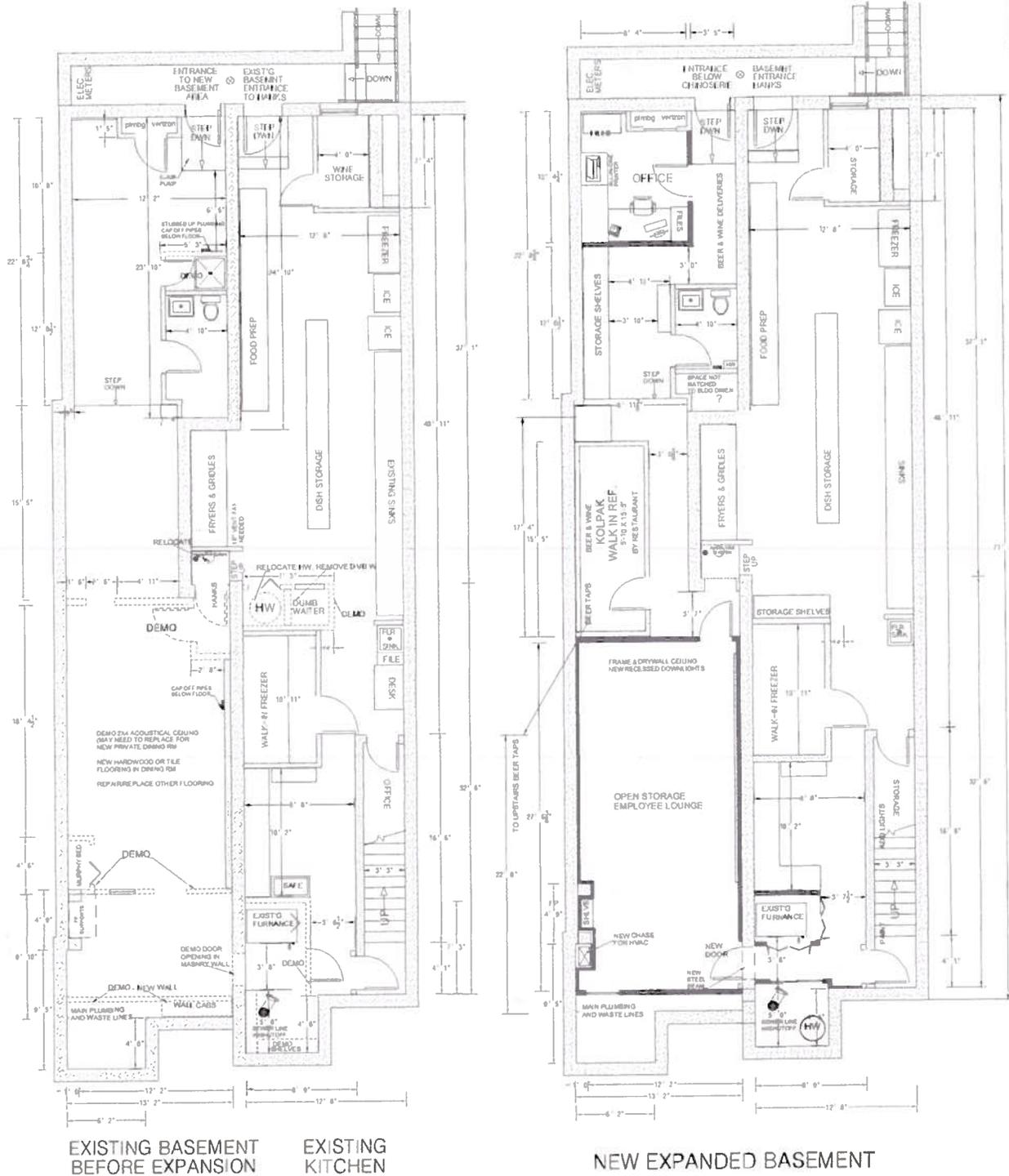
We look forward to the City's consideration of this application. Please do not hesitate to contact me with any questions.

Very Truly Yours,


David L. Chamowitz

Enclosures (as stated)

HANK'S OYSTER BAR BASEMENT DEMO & NEW



NOTE: BASEMENT ACOUSTICAL CEILING IS APPROXIMATELY 7'-9"
EACH BAY IS A LITTLE OVER 1,000 SF

KEY:
 EXISTING STUDWALLS [Symbol]
 NEW STUDWALLS [Symbol]
 MASONRY WALLS [Symbol]

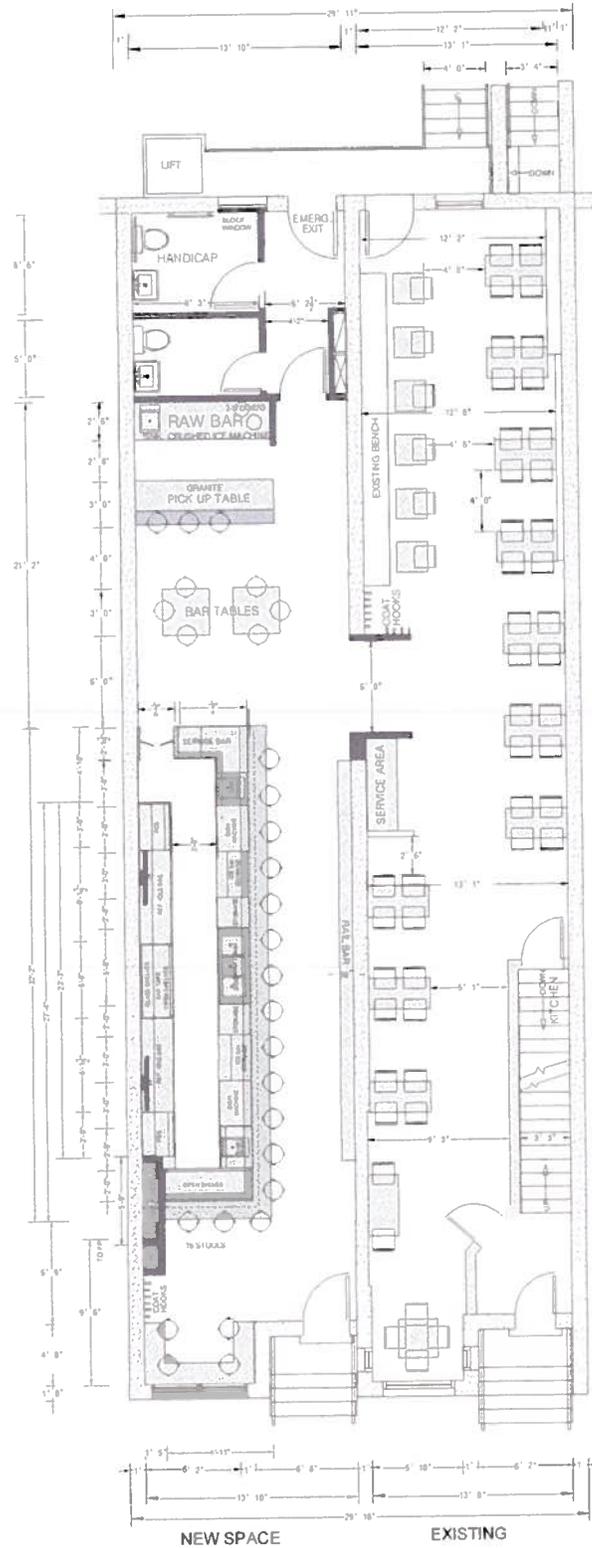
HANK'S OYSTER BAR
 1026 KING STREET, ALEXANDRIA, VA 22314
 REST. 703-739-4285 OWNER: JAMIE LEEDS.
 TITLE: CCAUDE @ 571-278-0110
BASEMENTS - DEMO & NEW

DRW. NO. **C-2**
 DATE: ORIG. 01/12/12
 SCALE: 1/4" = 1'-0"

REVISION 4: **03-02-12**
 DRAWN BY: **SALLY ELLISON 703-980-7171**
 INNOVATIVE DESIGN SOLUTIONS, ALEX, VA
 FINAL:
 APPROVED.

Innovative Design Solutions
 ARCHITECTURAL DESIGN
 BY SALLY ELLISON
 703-980-7171 sally@innovativeid.com

HANKS PROPOSED 1ST FLOOR BAR & RESTAURANT



NOTES:

 <p>HANK'S OYSTER BAR 1026 KING STREET, ALEXANDRIA, VA 22314 REST. 703 739-4285 CONTACT: CLAUDE @ 571 278-0110</p>	DRW. NO. <h1>A-1</h1>	REVISION 03-16-12	 <p>ARCHITECTURAL DESIGN BY SALLY ELLISON 703-980-7171 s_ellison1@gmail.com</p>
	TITLE NEW 1ST FLOOR BAR & RESTAURANT	DATE: ORIG. 01/12/12 SCALE: 1/4" = 1'-0"	



2011 City of Alexandria Business License

SUP2012-0027

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110937-2011
Account Number: 110937
Tax Period: 2011
Business Name: HART, CALLEY, GIBBS & KARP, P.C.
Trade Name: HART, CALLEY, GIBBS & KARP, P.C.
Business Location: 307 N WASHINGTON ST
Alexandria, VA 22314

HART, CALLEY, GIBBS & KARP, P.C.
307 N WASHINGTON STREET
Alexandria, VA 22314

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

March 2, 2011

Dear Taxpayer:

This is your 2011 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110937-2011
Account Number: 110937
Tax Period: 2011
Business Name: HART, CALLEY, GIBBS & KARP, P.C.
Trade Name: HART, CALLEY, GIBBS & KARP, P.C.
Business Location: 307 N WASHINGTON ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

HART, CALLEY, GIBBS & KARP, P.C.
307 N WASHINGTON ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law