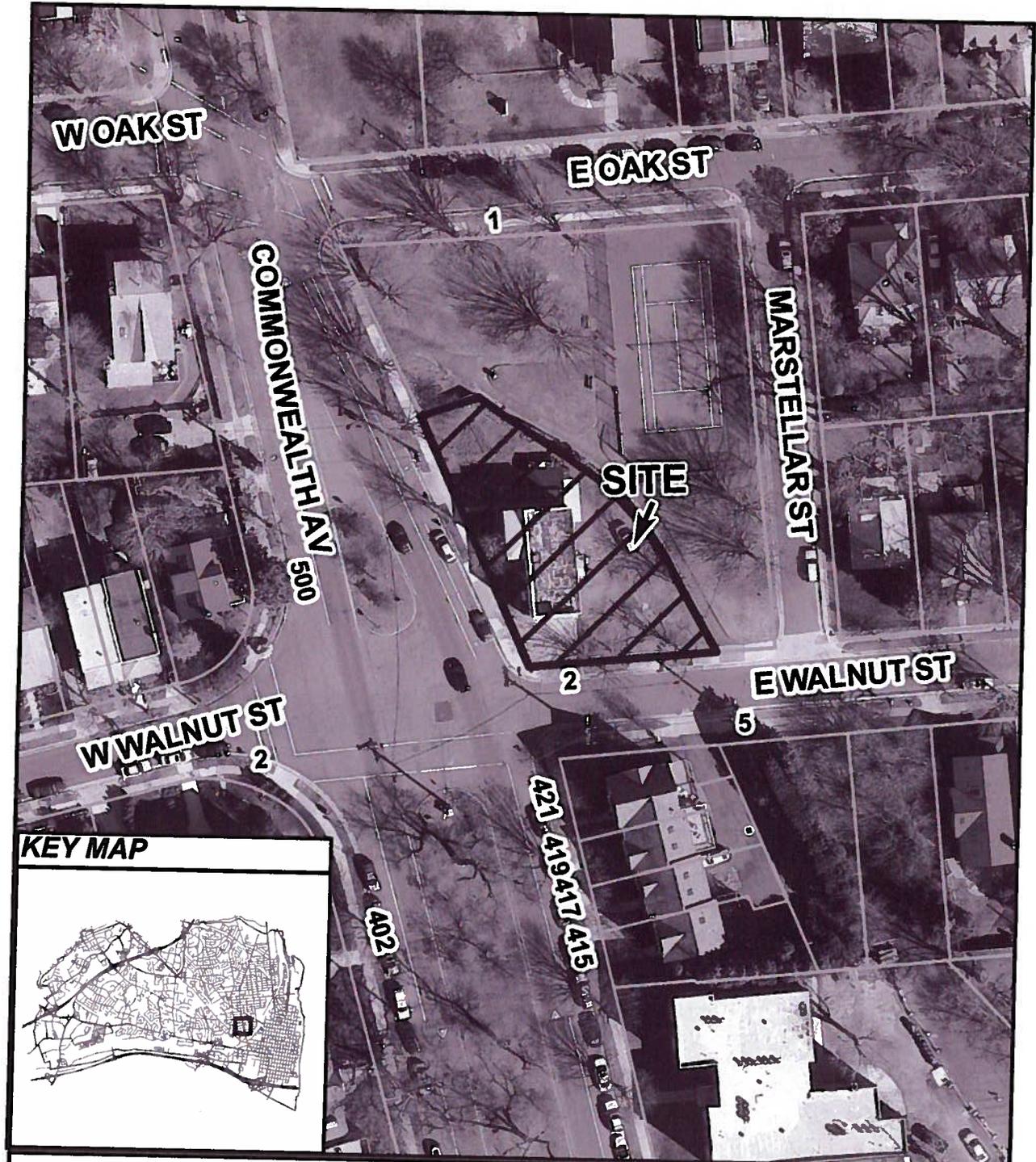




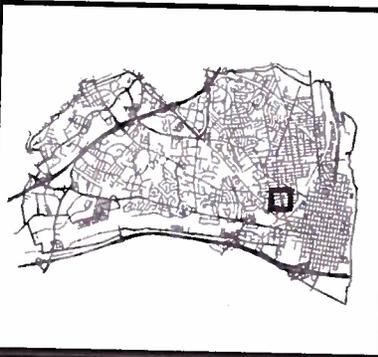
DOCKET ITEM #6
Special Use Permit #2012-0026
2 East Walnut Street – Grape + Bean

Application	General Data	
Consideration of a request to operate a restaurant with a parking reduction at an existing retail establishment.	Planning Commission Hearing:	June 5, 2012
	City Council Hearing:	June 16, 2012
Address: 2 East Walnut Street	Zone:	CL/Commercial Low
Applicant: SRDG INC.	Small Area Plan:	Potomac West

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 Reviewers: Barbara Ross Barbara.ross@alexandriava.gov Nathan Randall nathan.randall@alexandriava.gov



KEY MAP



SUP #2012-0026

6/5/2012



I. DISCUSSION

The applicant, SRDG, Inc, requests Special Use Permit approval to operate a restaurant with a parking reduction at 2 East Walnut Street.

SITE DESCRIPTION

The subject site is one lot of record at the corner of East Walnut Street and Commonwealth Avenue in the Rosemont neighborhood. The lot has 89 feet of frontage on East Walnut Street, 127 feet of frontage on Commonwealth Avenue and 8,696 square feet in total area. A two-story commercial building has existed at this site since 1945, and has been occupied by a retail market for approximately 65 years.



The property is surrounded by a mixture of single family, townhouse and multifamily residences, as well as two churches and public park land. The property immediately to the east is part of Hooff's Run, owned by the City and used as a tennis court, open space and a walking path. The Hooff's Run park area separates this property from the homes further to the east along East Walnut. There is also a public park and a dog park to the north of the site. Immediately south is a relatively modern group of townhouses facing Commonwealth Avenue.

BACKGROUND

The applicant opened a retail market, known as Grape and Bean, on the subject property in March 2012. The new store adds to the applicant's South Royal Street business, specializing in wine and coffee, and also selling packaged gourmet food items such as cheeses, cured meats, crackers, and oils in addition to glassware and coffee brewing equipment. The market also offers fresh breads, eggs and local dairy products.

PROPOSAL

The applicant proposes to add a restaurant to its neighborhood market and gourmet retail store. The restaurant will offer chesses and charcuterie plates, sandwiches, salads, soups and desserts; the menu will be similar to the Grape and Bean menu on South Royal Street. On-premises alcohol is proposed in addition to the wine and beer currently offered in the retail store, but no live entertainment will be offered. The application describes the elements of the restaurant as follows:

<u>Hours of Operation:</u>	7:00am – 11:00pm seven days/week
<u>Number of seats:</u>	24 indoor seats 32 outdoor seats 56
<u>Type of Service:</u>	Table service and carry out
<u>Alcohol:</u>	On-premises alcohol service only plus retail off premise sales.
<u>Live Entertainment:</u>	No live entertainment will be offered
<u>Delivery:</u>	No delivery service is proposed.
<u>Noise:</u>	No unusual noise levels from equipment or patrons are expected. Noise will not exceed levels permitted under the City's noise code.
<u>Odors:</u>	Ovens either have no emissions or use hood filtration systems to eliminate odors.
<u>Trash/Litter:</u>	Typical trash includes food waste and paper products and will be collected three times a week, or more as necessary. The majority of trash is expected to be recycled or composted.

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 56 seats is required to provide a total of 14 parking spaces. Unlike certain locations in the city, such as along Mount Vernon Avenue, outdoor seating in this neighborhood requires full parking. The applicant's site includes eight parking spaces, with 6 located in the parking area to the east and two accessed by a curb cut on Commonwealth.

The applicant has requested a six space parking reduction as part of this application and justifies the reduction by citing two facts: (1) the majority of the restaurant seats will be outdoors and seasonal and (2) on street parking, especially along Commonwealth Avenue, is typically available.

ZONING/MASTER PLAN DESIGNATION

The proposed restaurant use is located in the CL/Commercial Low zone. Section 4-103(M) of the Zoning Ordinance allows a restaurant in the CL zone and requires a Special Use Permit when it does not qualify for administrative approval. The applicant's proposed restaurant is not eligible for an Administrative Special Use Permit since a parking reduction is being requested.

The proposed use is consistent with the Potomac West/Rosemont Small Area Plan chapter of the Master Plan which designates the property for commercial uses.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request to operate a restaurant. The location is the site of a longstanding neighborhood commercial use, historically a corner market. The proposed modern incarnation of the corner grocery store provides activity and focus and supports the concept of a neighborhood for Rosemont. The Grape and Bean retail store has been well received and there is evidently strong support for the proposed restaurant addition. The applicants are local and independent, with a successful business track record in Alexandria.

The size of the interior restaurant is small, only 24 seats. The outdoor seating is larger, given the large portion of privately owned exterior space in front of the restaurant. While supporting this application, staff has some concerns about the proximity of the outdoor seating to nearby residential uses. The applicant assures staff that it will not offer entertainment, and conditions restrict loudspeakers outside the building. Furthermore, the hours of operation are reasonable, closing at 11:00 p.m. each night, and the character of the restaurant should not engender loud or disturbing behavior. Staff has included standard conditions of approval in this report regarding matters such as odors and litter to further mitigate potential impacts.

As to the parking reduction, it is small and in part a consequence of the historical informal parking arrangement on the site to the east of the building. The applicant and staff have discussed options for that area, and the applicant may seek to improve it with a formal parking lot in the future, which should allow for additional parking spaces. In the meantime, staff agrees with the applicant that the proposed six space parking reduction is justified. Many restaurant patrons will walk to the site. For those who drive there is currently on street parking available on Commonwealth Avenue. For much of the year, there will only be 24 seats inside the building and the applicant's onsite parking more than meets the requirement for those seats.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of seats at the restaurant shall be 56. (P&Z)
3. The hours of operation at the restaurant shall be limited to between 7:00am and 11:00pm daily. (P&Z)
4. The outdoor seating areas shall not include advertising signage, including on umbrellas. The outdoor dining area shall be cleared and washed at the close of each business day it is in use. (P&Z)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
6. On-premises alcohol service is permitted, in addition to the retail off premise sale of wine and beer. 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 375 ml. Fortified wine (wine with an alcohol content of 14% or more by volume) in the form of dessert wines, premium ports and sherries, and similar wines may be sold. (P&Z)
7. No live entertainment shall be allowed at the restaurant. (P&Z)
8. Meals ordered before the closing hour may be sold, but no new patrons may be admitted and all patrons must leave by one hour after the closing hour. (P&Z)
9. 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, and on how to prevent underage sales of alcohol. (P&Z)
10. No food, beverages, or other material shall be stored outside. (P&Z)
11. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
12. 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. (T&ES)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

14. 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)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. 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)
18. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
19. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for all employees. (Police)
20. 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, 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)

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:

- F-1 Transportation supports the six space parking reduction application for the following reasons:
- Greater than one-half of the seats proposed (32 of 56 seats) for the restaurant will be outdoor seats, which will be seasonal in nature.
 - The restaurant is community-focused; pedestrians and bicyclists making trips from the surrounding neighborhood to the restaurant will reduce the overall demand for parking at the restaurant.
 - The existing on-street parking along Commonwealth Avenue adjoining the proposed restaurant contains a total of 7 parking spaces. These spaces have a relatively low parking utilization rate, indicating that some parking demand can be accommodated on-street adjacent to the proposed restaurant.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- 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. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 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. (T&ES)
- R-6 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)
- C-1 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). (T&ES)

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.

- C-2 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. (T&ES)

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 The proposed use is a change in use group classification (Group M to Group B) a new Certificate of Occupancy is required.
- C-2 Building and trades permits are required for this project. Six sets of *construction documents* prepared by a licensed architect or professional engineer shall accompany the permit application. Construction documents shall fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-3 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. The 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. The applicant shall include a building code analysis with the following building code data on the plans: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan f) total occupancy load g) means of egress h) accessibility requirements
- C-4 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-5 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.

- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-8 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13
- C-9 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008.
- C-10 A fire prevention code permit maybe 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-11 The following code requirements apply where food preparation results in the development of grease laden vapors:
(a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
(b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-12 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.
- C-13 The proposed space used for outdoor seating with tables must provide a minimum of 15 square feet per person.
- C-14 Any configuration of outdoor seating shall comply with the following conditions:
• Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.
• Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
• Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.
• The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C-15 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.

- C-16 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health:

- F-1 An Alexandria Health Department Permit is required for all food establishments. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
- F-2 Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction or renovation. There is a \$200.00 plan review fee payable to the City of Alexandria.
- F-3 Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- F-4 Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
- F-5 A Certified Food Manager shall be on-duty during all operating hours.
- F-6 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- F-7 Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2612-0026

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]

Signature

3/27/12

Date

202-744-7544

Telephone #

Fax #

SHEERA@GRAPEANDBEAN.COM

Email address

ACTION-PLANNING COMMISSION: _____

ACTION-CITY COUNCIL: _____



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: DI JAMES WILSON Phone 202 409 6488

Please Print

Address: 6656 AVILA BLVD Falls Church 22043 Email: _____

Signature: DI James Wilson 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:
Monday through Sunday

Hours:
7:00am - 11:00pm

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%
- 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
- + 0 Maximum number of patron bar seats
- + 2 Maximum number of standing patrons
- = _____ Maximum number of patrons

includes up to 32 outside seats

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 access 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 access to outside 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

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.

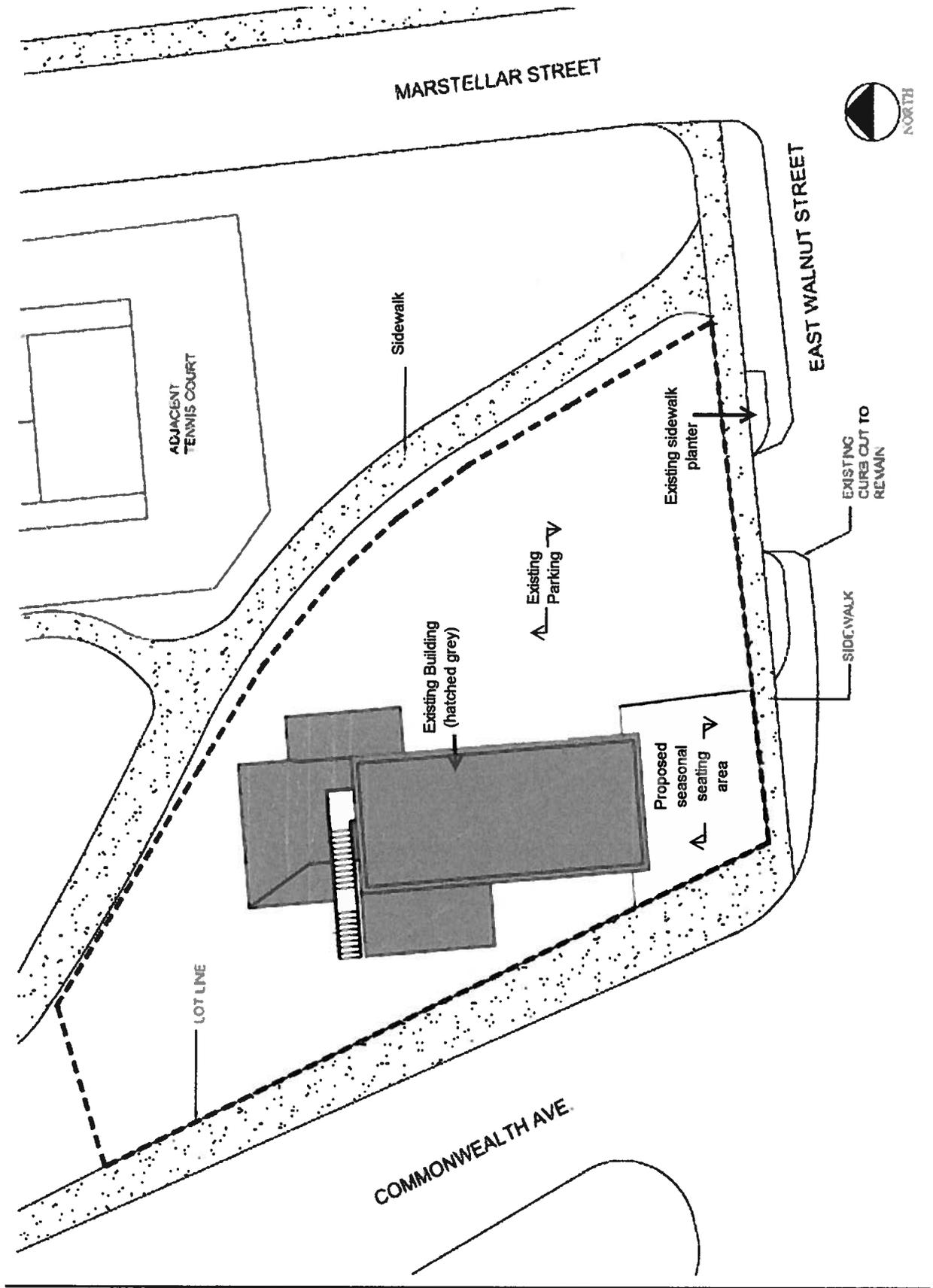
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

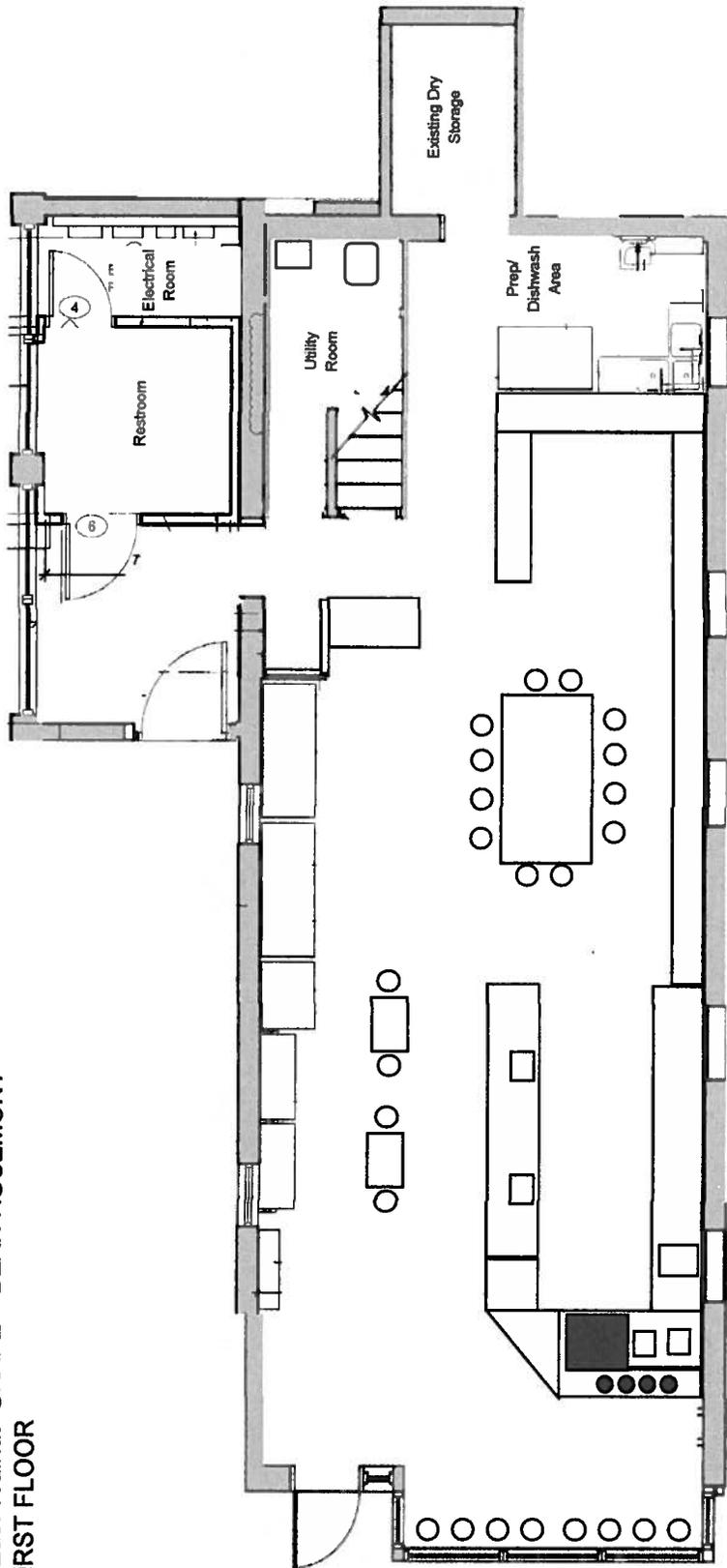
5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects 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.

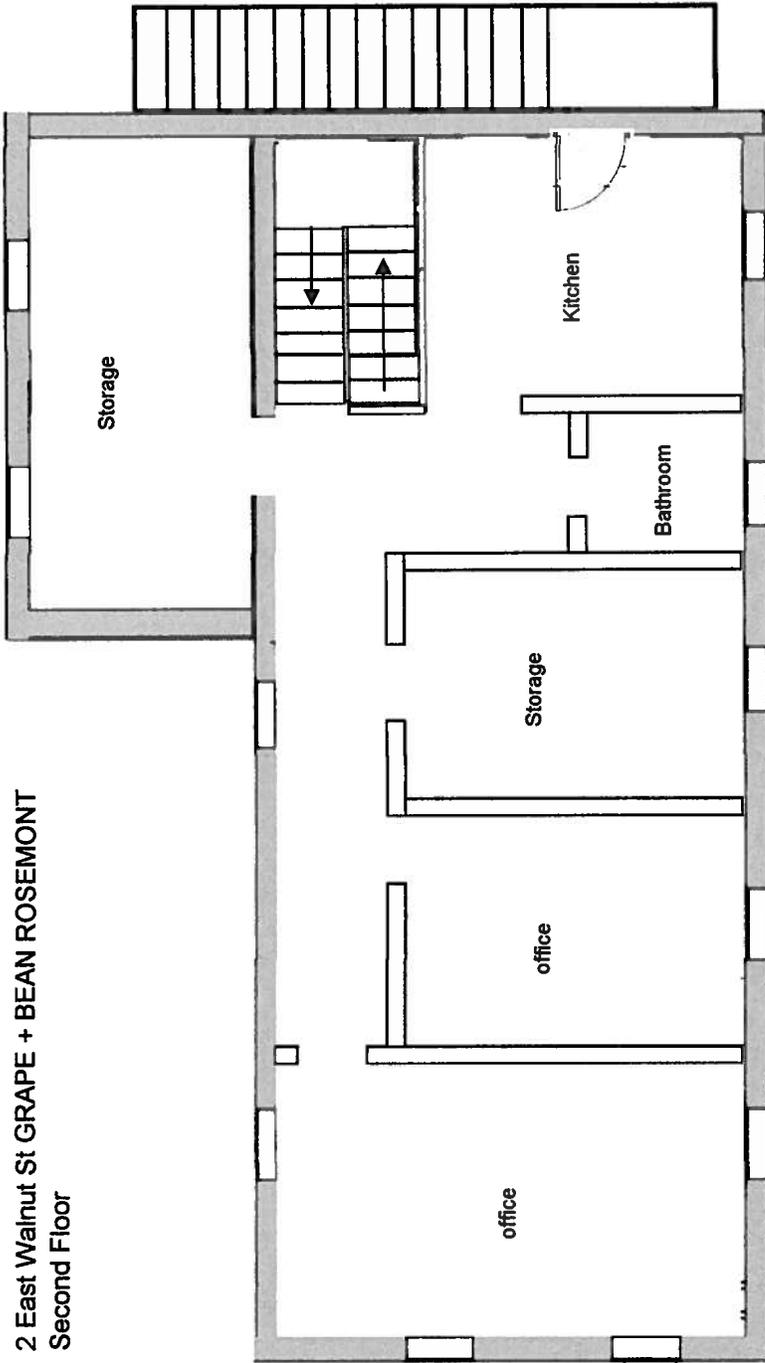
2 EAST WALNUT STREET
GRAPE + BEAN ROSEMONT



2 East Walnut GRAPE + BEAN ROSEMONT
FIRST FLOOR

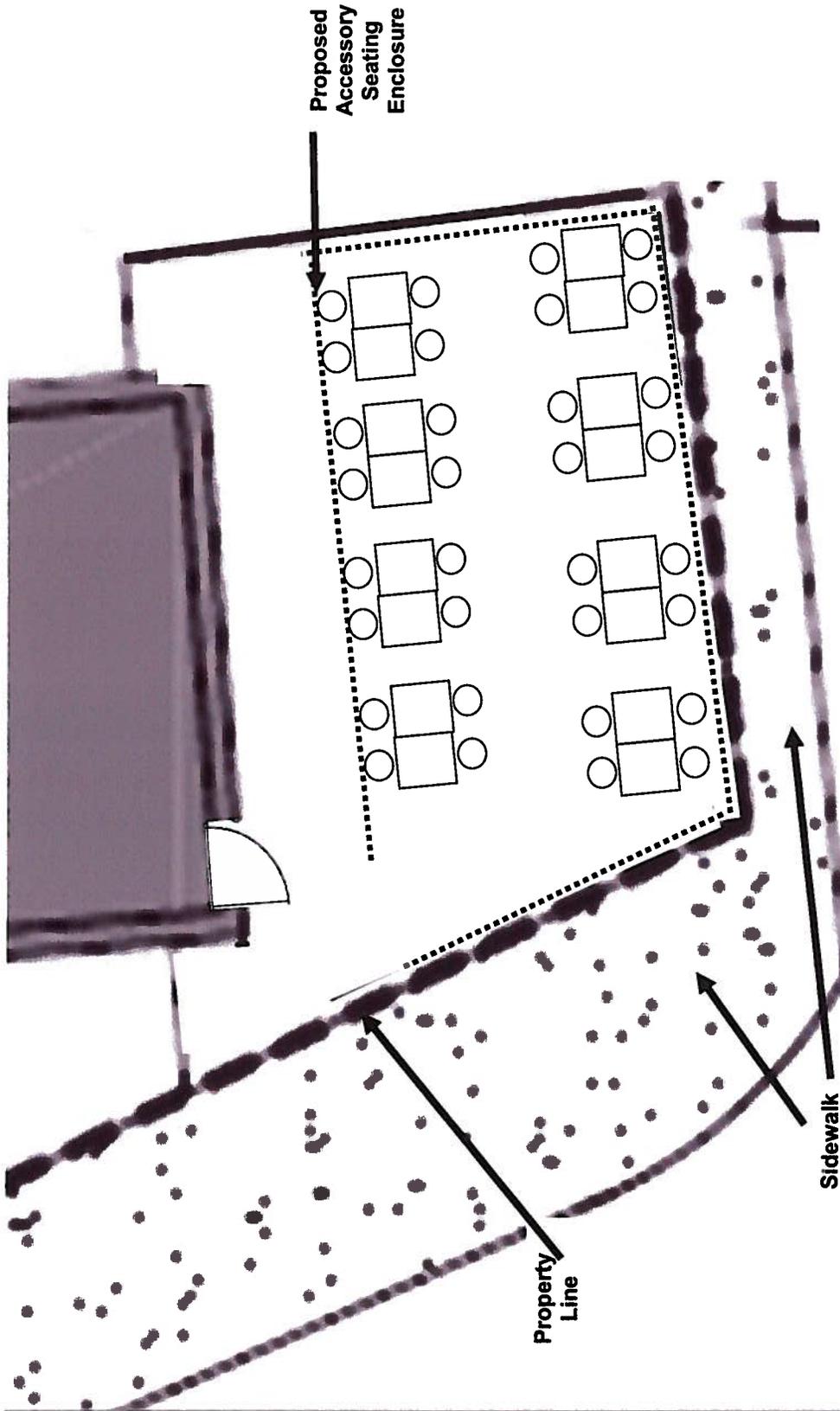


2 East Walnut St GRAPE + BEAN ROSEMONT
Second Floor



REVISED

2 EAST WALNUT ST
GRAPE + BEAN ROSEMONT
ACCESSORY SEATING



East Walnut Street



SUP 2012-0626

Scale: 1 inch = 23.8 feet

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ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below for offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Rosemont the necessary Special Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Jennifer Volz	2308 Mt. Vernon #121	22301
Julia Bacon Schaefer	311 Commonwealth Ave	22301
Kimberly Douglass	5 E. Masonic View Ave	22301
Penny Williamson	14 W. Linden St.	22301
Mike Walker	14 W. Linden St.	22301
Kevin Johnson	802 Ramo St	22301
Andrew Durant	904 Junior St.	22301
Dabney Ellett	105 W. Cedar St.	22301
Lee Ellett	105 W. Cedar St.	22301
Willow Darsie	10 EMVA	22301
Teresa McHenry	11 E Chapman St	22301
Pam Fitzgerald	213 E Bellefontaine Ave	22301
Ann Grafton	403 E Bellefontaine Ave	22301
Kevin Anderson	37 E. Rosemont Ave	22301
Sabrina Gerlette	27 E. Chapman St	22301
Sue Pulvis	36 E Rosemont Ave	22301

SUP 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below for GRAPE + BEAN Rosemont to offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Rosemont the necessary Special Use Permit to prepare and serve food and alcoholic beverages. Thank you!

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below for offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Roser Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
MARY RUST	317 COMMONWEALTH AVE	22301
Leslie Warrington	115 Commonwealth Ave	22301
Jeanette Rush	213 E. Mt Ida Ave	22301
Brett Eysa	612 Melrose St	22302
Lisa and Aaron Motley	707 E Timber Branch Park	22302
Amy O'Hara	18 W. Cedar St.	22301
Neil Altism	203 W. Glendale Avenue	22301
Ephra Freeman	103 Mt Vernon Ave	22301
Sydney S. Skelton	605 Mt. Vernon Ave	22301
CYNTHIA AUBERT	112 E MAPLE ST	22301
JIM DAVIS	13 W. WALNUT ST	22301
WAYNE PATTERSON	112 E MAPLE ST	22301
Margorie Conner	700 W View Terrace	22301
Dani Cuddington	2 W. Walnut #307	22301
MARK HUNGAR VALKSTAD	27 E. Masonic View	22301

JUL 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below for offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN ROSE Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
HOLT KENNETH	11 W. WALNUT ST. ALEX VA	22301
DONNA DAVIS	13 W. WALNUT	22301
SHANN LITTLE	2415 BRIS AVENUE ALEX	22302
TERRY GARMAN	2006 SPOGGETTS RD. ALEX	22302
Ann McMuray	412 Tyler Place Alex	22302
Ben Donahoe	210 Woodland Ter.	22302
Phil P. Pank	9 EAST SPRING ST. ALEX	22301
Lorri Abrahamson	9 W. WALNUT ST ALEXVA	22301
HILTON VASCONCELOS	16 EAST BRANDOCK VA ALEXANDRIA	22301
Beth Amaro	503 Duncan Ave	22301
Laura Herron	2 E. Maple St. Apt 205	22301
Mary Battey	101 W. Alexandria Ave.	22301
Katherine Smyth	33 E. Maple St.	22301
Harriet B. Barron	37 E. Maple St.	22301
ANNA FRAME	205 W. MASONIC VIEW AVE	22301
Emily Letourneau	5 E. Monroe Ave Alex VA	22301

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Ro: Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Mary Kayne Swanson	16 E Old Ray Ave	22301
Jonathon Cone	15 E Linden St	22301
Tom Hyde -	16 W Braddock Road	22301
Jeanine Ginnich	16 W Braddock Rd	22301
Mary Maginniss	604 Johnston Pl	22301
Jean Hocker	20 W Chapman St	22301
Paul Hoyer	20 WEST CURRIERMAN ST, ALEX.	22301
James M. Leonard	9 E. Spring St Alex.	22301
Derek Deringe	121 E. Walnut St Alex	22301
Steve & Lili Desimone	1000 Russell Rd, Alex	22301
Martha Raymond	306 Commonwealth Ave, Alex	22301
Brian Boardman	6 E NELSON AVE #110	22301
Brent: Jennifer Desimone	500 COMMONWEALTH AVE ALEXANDRIA	22301
Dale Medeiros	108 East Walnut St.	22301
Nora Graham	8 E Spring St, Alex	22301
Aime Shine	108 W. Maple St	22301

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below for offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Rose Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Jessica Wallace	21 West Oak St. Alexandria	22301
Steve Power	18 E. Walnut St. Alexandria	22301
Vince MacBurt	2206 Meekles Rd Alex VA	22307
Jill Murphy	27 W. Myrtle St Hwy 28	22302
Christy Abizaid	27 W. Myrtle St.	22301
Suzanne Fowler	11A W. Chapman St.	22301
Margie Crahan	10 W. Maple St	22301
Douglas Boney	7 N. Maple St.	22301
Alice Touchette	1418 Mount Vernon Ave	22301
Andru Touchette	1418 Mt Vernon Ave	22301
Heath Gordon	8 Sunset Drive #4	22301
Stephen Lilly	8 East Howard Ave	22301
Rachel Goldberg	24 E. Chapman St.	22301
Tom Bush	10 W. Glendale Ave	22301
Curan Bonham	126 1/2 E. Walnut St	22301
Michelle Bonham	126 1/2 E. Walnut St	22301

04P 2022-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below in offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Ros Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
E. Amund	48 Mt. Vernon Ave	22301
Carolyn Pierce	333 Mt Vernon Ave	22301
Don Tada	333 Mt. Vernon Ave.	22301
Dale Gindesperger	107 Glendale Ave.	22301
Bradyn Mallerd	906 S Washington St	22314
Russell Sfoff	435 Mt. Vernon Ave	22301
Cindy Falls	117 E. WALNUT AVE	22301
Rob Courtney	600 Mt Vernon	22301
Catherin Ceasnik	" " "	"
R. Brosch	109 E. Walnut St.	22301
V. FOX	" "	"
C. Funthouser	12 Ashby St Apt C	22305
H. Park	" "	22305
T. Maguire	402 Fairview	22301
K. Shuey	301 Mt Vernon Ave	22301
J. Smith	33/4 Gunston Rd.	22302

Sup 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN RC Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Monica Maggiano	1100 Quaker Hill #5, Alex	22314
Grey Maggiano	1106 Quaker Hill Dr. #5 Alexandria	22314
Everett Kotkowski	407 Little St, Alexandria	22301
Trevor Spracklin	3023 King St. Alexandria VA	22302
Jane Cosicotti	3023 King St Alexandria	22302
Ralph Kahl	20 East Mason Ave	22301
Robin Christensen	1 Ancele Street, Alex VA	22305
Paul A. Desario	401 Commonwealth Alexandria, VA	22314
Bernadette M. Desario	401 Commonwealth Alexandria, VA	22314
John Daniel Rogers	9 E. Walnut St Alexandria	22301
Randi Kiam	9 E. Walnut St. Alex	22301
David L. Thompson	3305 Alabama Ave	22305
Kenneth M. Ardent	104 West Walnut St	22301
Samuel Ardent	104 W. Walnut St	22301
Gregory Coltrane	104 W Walnut St	22301
Jane E. Coltrane	104 W Walnut St	22301

SEP 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong Rosemont to offer in-door and out-door dining in addition to its retail business. Please necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
Kevin MAZON	15 E Mason Ave	22301
Joseph Broun	806 JUNIOR ST.	22301
Lewis Fulwiler	1200 QUINCY ST	22302
Katya Edwards	306 Commonwealth Ave #1	22301
Juhtin Edwards	306 Commonwealth Ave #1	22301
ELIZABETH FULWILER	1200 QUINCY ST	22302
Norma Voigt	545 E. Bradboka	22314
Jeff Hayes	8 1/2 E Masonic View	22301
Katie Dicks	8 1/2 E Masonic View	22301
Jon Lutz	2 E Spring St	22301
Michelle Bouma	1 W. WALNUT ST	22301
Patrick Dunkelberger	19 E. Myrtle St	22301
ELISA HENSZ	3061 MANASSAS AVE #102	22305
Rebecca Thammard	1 West Maple St #102	22301
Tara Scott	16 W. Oak Street	22301
Robert McDermott	227 E. Spring St.	22301

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support for Rosemont to offer in-door and out-door dining in addition to its retail business. Please contact us if necessary to obtain a necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
MaryKay Walk	24 W. Chapman	22301
SCOTT BANNER	103 W. ROSEMONT	22301
ALP	6 E. ROSEMONT AV	22301
Gom St. Clair	10 W. Linden St	22301
KERRY ST. CLAIR	10 W. LINDEN ST.	22301
Bonnie Liversfeld	12 E Walnut	22301
Preston Boston	101 W. SPRING	22301
GENE ROSSI	16 WEST ROSEMONT AV	22301
Diane Decker Loper	16 W. Rosemont Ave	22301
SCOTT BUGGIELO	701 LITTLE ST	22301
JOHN FOX	116 E. RAYMOND	22301
Barbara Fox	116 E. Raymond	22301
Rachel MacKrisst	105 Summers Dr.	22301
Christopher Brown	27 E. Maple Street	22301
JACOB PEBLES	3518 VALLEY DR.	22301

Sup 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong Rosemont to offer in-door and out-door dining in addition to its retail business. Please necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
Tara Kilfoyle	804 Commonwealth Ave A184	22301
Stephen Burtis	11	11
Jen Schill		
Suzanne Rath	304 E Oak St Alex	22301
Natalie Nielsen	18 E Oak St.	22301
CRAG BUCKNER	300 COMMONWEALTH	22301
Susan Crabtree	15 W. Hyrtle St.	22301
MIKE CASSIDY	407 W. Alexandria	22302
LINDA PICKERING	17 IN DER RAY	22301
Gynn Orlowski	17 W Del Ray	22301
Michael Schreiber	400 Commonwealth #215	22301
Stephanie Weeks	215 Gentry Ave 22305	22305
Joseph Weeks	215 Gentry Ave	22305
Dawn Robertson	1705 B Commonwealth Ave	22301
Heather Robertson	1705 B Commonwealth Ave	22301
Aaron Thompson	3 Kennedy St	22305

Sub 2012-0026
5644 Governors Pond Circle 22310

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong Rosemont to offer in-door and out-door dining in addition to its retail business. Please necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
NANCY GRISWOLD	3 W. WALNUT ST.	22301
Emmett Webster	415 COMMONWEALTH AVE	22301
Volkert Hill	308 Rucker Pl	22301
LEILA BOEZZAFANI	6 E NELSON AVE	22301
Jeffrey Douglas	6 E Nelson Ave, #206	22301
Amy Hunt	311 Rucker-Pl	22301
Nate Rose	17 E Spring St.	22301
Besse Rose	17 E Spring St	22301
Jason Mykison	407 Mt Vernon	22301
Zach Wolff	1500 Ruffner Rd	22302
Amy Jenkins	22 E Maple	22301
Mary Thurman	2508 Valley Drive	22302
Oga Guider	605 Wayne St	22301
Katherine McCann	119 E. Walnut St	22301
Robert Cox	11 W. Walnut St	22301
Michael Carr	15 West Maple St	22301

SUP 2012-0026

Patty Connor
Iany Carr

6
11

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong Rosemont to offer in-door and out-door dining in addition to its retail business. Please necessary Special Use Permit to prepare and serve food and alcoholic beverages.

SUF 2012-00216

NAME	STREET ADDRESS	ZIP CODE
Kurt Barnes	203 Commonwealth	22301
MARLENE BARNAS	203 COMMUNWEALTH AVE	22301
Teresa Wallbaum	104 E. Walnut St	22301
John Lynch	104 E. Walnut St.	22301
Richana Blatt	19 W. Cedar St.	22301
Ave Blatt	19 W. Cedar St	22301
Cory Hicks	4 E Spring St	22301
Jennifer Mariotta	44 W. Chapman St.	22301
Jacqueline Bolte	416 N Payne St	22314
Jed Ellett	105 W. Cedar St.	22301
JAMES CALLAGHER	2503 Hayes St.	22302
SAND MARIETTA	44 W. Chapman St.	22301
KAREN HILL	308 RUCKER PL.	22301
KAREN ONSLEY	24 W. BRIDGES RD	22301
POW PEPPER	103 E. Walnut St	22301
KATHERINE JUMMER	444 ARCADE	22305

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support for the Rosemont community, we show our strong support for Rosemont to offer in-door and out-door dining in addition to its retail business. Please contact us if you have any questions or need a necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
Nancy Carson	301 W. Mason View	22301
Sarah Carson	29 E Lind St	22301
Cindy Creelmark	412 E Kaymudhurst	22301
Steve Schramm	412A E Reynolds Ave	22301
ERIC GRAVES	17 EAST MAPLE	22301
Jill Kempenaar	117 East Maple	22301
Catherine Finley	205 Summers Dr.	22301
Rachel Buchholz	4201 S 31st St	22206
Erin Galipeau	125 Commonwealth Ave	22301
Leif Jorgensen	14 W. Spring St	22301
Annika Jorgensen	14 W. Spring St	22301
TANISHA CARANO	13 E MASONIC VIEW	22301
JALYN HENTON	13 E MASONIC VIEW	22301
PAUL WORCESTER	301 COMMONWEALTH	22301
Lawrence Smallman	20 E Chepman St	22301
David Rodgers	300 Commonwealth Avenue Apt. 5B	22301

Sup 2012 - 0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our stror Rosemont to offer in-door and out-door dining in addition to its retail business. Ple necessary Special Use Permit to prepare and serve food and alcoholic beverages

NAME	STREET ADDRESS	ZIP CODE
Timothy Meacell	5 E Oxford Ave	22301
Jessica Mancari	5 E Oxford Ave	22301
DOUG BROWN	121 MT. VERNON AVE	22301
Teresa M. Tate	121 Mt Vernon	22301
Wyatt McConnell	5 E. Maree Ave	22301
Dylan Stearns	101 E. Walnut St.	22301
Tracy Wareing	24 B Chapman St	22301
Amy Carpenter-Holmes	24 W. Oak	22301
KARA ENOTO	33 ROSEMONT AVE	22301
Maria Rudak	607 Upland A	22301
LISA POPPEN	427 E MOUNTAIN	22301
David Sewall	408 E. Gloucester Ave #21	22301
Shant Bozajian	2111 Jeff Davis Hwy	22202
Nancy Uesch	302 E Howell	22301
JANET BEZAK	303 E Howell	22301
Sue Mankay	77 W. National	22305

SUP 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong Rosemont to offer in-door and out-door dining in addition to its retail business. Plea necessary Special Use Permit to prepare and serve food and alcoholic beverages.

NAME	STREET ADDRESS	ZIP CODE
Ed Wilhoda	7743 Leyers Ct	22002
Aaron Faulstich	1708 Commonwealth Ave.	22301
UMARA FAULSTICH	1708 COMMONWEALTH	22301
Amy Crane	116 W. NELSON AVE	22301
Michael Gipe	" "	" "
Tara Hough	711 Upland Pl	22314
Erin Hough	711 Upland Pl.	22314
Kathy Martin	90 Commonwealth Ave.	22301
Michael Cittiis		
RYAN SIEMERS	103 W. LUMBER AVE	22301
Luana de Cordre	7 E Maple St	22501
NARASIMA HENNESSY	15 E CHARMAN ST	22301

OUT 2012-0046

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our stroi Rosemont to offer in-door and out-door dining in addition to its retail business. Plr necessary Special Use Permit to prepare and serve food and alcoholic beverages

NAME	STREET ADDRESS	ZIP CODE
JEFF CURR SPE	14 W. WALNUT ST	22301
Christine Matthews	804 N Overlook	22305
Tom Breitenbeck	" "	"
Grace Breitenbeck	" "	"
Lisa Thomas	215 E. Nelson Ave	"
ANN TISAALÉ	9 W. MYRTLE ST	22301
Boyle Welo	207 Concord	22302
Amy Assala	6 E. Myrtle St	22301
Abigail Doreen	6 E. Myrtle St.	22301
Max Koeler	14 W. Myrtle	22301
Trisha Christopher	31 E. Chapman St	22301
Hind Tobay	20 N Maple St	22301
Higha Doreen	12 W Bellefontaine Ave	22301
Paul Doreen	" "	"
Long Westerlund	32 E Maple St	22301
David & Carl Cooper	4 E Rosemont Ave	22301

Sur 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our stror Rosemont to offer in-door and out-door dining in addition to its retail business. Plk necessary Special Use Permit to prepare and serve food and alcoholic beverages

NAME	STREET ADDRESS	ZIP CODE
Tracey Banashek	16 W Spring St	22301
Clea Benson	21 E. Walnut St.	22301
Felix Stump	2703 Dewitt Ave	22301
Bruce Miller	303 W. Glendale Ave	22301
Mike Williams	14 W. Lindale St	22314
Scott Grykowski	5057 Donovan DR.	22304
Mark Silver	221 Gustine Ave	22305
Jolene Carter-King	208 E Nelsom Ave	22301
Lesley McGrew	2 West Oak	22301
Eve Douglas	303 Mt Vernon Ave	22301
Jeremy Rich	53 Mt Vernon Ave	22301
Kim Matranga	5 E. Monroe Ave #310	22301
Graff Matranga	5 E. Monroe Ave #310	22301
Kathryn Blair	2421 Taylor Ave	22302
ANDREW BLAIR	2421 TAYLOR AVE	22302
Janine McCombe	200 W. Walnut St	22301

SUR 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Ro: Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Rob Kieszowski	5 W. Mason Ave	22301
Epic Warkko	611 Johnston	
Grant Smith	1 W Music View	22301
Traci Smith	1 W Mason View Ave	22301
Todd Wiseman	319 Mission Drive	22302
Laura Ledwith	110 E. Braddock Rd	22301
Jeanette Hamann	1706 C-3 Commonwealth Ave.	22301
GARY SCHUBERT	200 E. MONROE AVE	22301
John: Amy Hanley	200 Ruckea Place	22301
Elizabeth + John Siegel	214 W. Alexandria Ave	22302
JOHN MCGY	501 ROBINSON CT, ALEXANDRIA VA	22302
KATHY Mc Coy	501 ROBINSON CT ALEXANDRIA VA	22302
Matt Cooper Ken Jaso	SE W. W. D. Ave Alexandria	22301
Theresa Cuddington	2 W. Walnut St	22301
Tess McEnery	1 W Maple St # 302	22301
ERIC OLSON	408 NUTMEG PL	22301

UP 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below offer in-door and out-door dining in addition to its retail business. Please grant GRAPE + BEAN Ros Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
DINA-MARIA DEERINGER	121 E WALNUT ST	22301
Amy + Gary RESSING	211 Commonwealth Ave	22301
Cindi Streiner + Jim Dufe	417 N. Peyton St.	22314
Danielle Romagnetti	503 Mt Vernon Ave	22301
Sarah Walsh	407 Little St	22301
Faye Hancock.	1204 Russell Rd.	22301
Don Smaili	226 E Nelson Ave.	22301
MATTHEW FAT	109 ROBERTS LN	22314
Leigh Borghesan.	112 W. Alexandria Ave	22301
Brooke Curran	2413 King St.	22301
Jennifer Wellock	213 Gentry Ave	22305
Jim Knight	402 E Glendale Ave	22301
Peter Pocock	225 E Howell Ave	22301
James Ivy	207 E. Taylor Run Phwy	22314
Julie Chrastka	16 W. Glendale Ave	22301
ROBERT YORGE	15 W Rosemont Ave	22301

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NAME	ADDRESS	ZIP CODE
Joe & Nancy Hancy	26 W. Backlick 22301	
Kathy Tresnak	204 Summers Drive 22301	22301
WILLIAM REEHL	"	"
HOWY JAMESON CARR	123 COMMONWEALTH AVE	22301
Bernadette Cala	1001 Janneys Lane	22302
CHARLES GRIER	506 LITTLE ST 22301	22301
Medea Rauck	506 Russell Rd	22301
Lyle Vander Schaaf	506 Russell Rd.	22301
Sarah Braughler	9 E. Linden St.	22301
KAREN HAMMONS	320 S. WEST ST	22314
Katie Wagner	801 Summit Ave	22302
Nick Halasz	500 Little St. Alex, VA	22301
MAUREEN LEARY	403 RUSSELL RD ALEX VA	22301
Melissa Vhee	708 Little St Alex, VA	22301
Matt Braughler	9 E. Linden St Alex	
Natalie Parke	501 Upland Pl	22301

SUP 2012-0026

ATTENTION: Alexandria City Council and Planning and Zoning Staff

As neighbors who live in and around the Rosemont community, we show our strong support below offer in-door and outdoor dining in addition to its retail business. Please grant GRAPE + BEAN Ro Use Permit to prepare and serve food and alcoholic beverages. Thank you!

NAME	ADDRESS	ZIP CODE
Janise + David Nichols	5 W Masonic View Ave.	22301
Douglas Fuller	13 W. Oak St.	22301
LISA KARLO WITZ	2228 KING ST	22301
Cynthia Fuller	13 W. Oak St.	2230
ERIC DAGREAN	2921 ARGYLE DR.	22305
Melissa Czong	19A E Windsor Ave	22301
Ami Johnson for Steve Karen Coda	206A E Belmont Ave	22301
Michael Searns	29 W. Myrtle St	22301
MARTHA JP McRae	22 E Masonic View	22301
Maeni E. Syrum	34 E MAPLE ST	22304
Thomas O'Brien	34 E. MAPLE ST	22301
Rich McKinney	18 E. Oak St.	22301
Cindy Zmijewski Demers	310 Summers Dr	22301
Kyra Bush	110 E. Linden St	22301
Allen J. Evans	104 E. Oak St.	22301
ka	1427 Orlando St	22304

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NAME	ADDRESS	ZIP CODE
Molly Morgan	3921 Charles Ave Alexandria	22305
SKYRITHA DAVIDSON	124 E. WALNUT ST. ALEXANDRIA	22301
Sarah Bellan	124 E. Walnut St. Alexandria	22301
STEVAN M. McLean	221 VIRGINIA AVE ALEXANDRIA	22302
Marian McCann	221 Virginia Ave Alex. VA	22302
Tim Elmore	1795 Rampart Dr., Alex. VA	22308
Judi Elmore	1795 Rampart Dr., Alex. VA	22308
Jon Fleuchaus	506 W. Braddock Rd, Alex.	22302
Elisabeth A. Langworthy	506 W. Braddock Rd. Alex.	22302
Hathaway, Kyle	5 E. MONROE AVE #110 Alex	22301
MARY MILLER	6 E. CHAPMAN ST. Alex	22301
Barbara Powell	5644 Gougeon Green Cir. Alex	22310
Kathleen Harbrett	14 W. Maple St Alex	22301
Elena Mann	18 W. Maple St Alex	22301
THOMAS McHOLLAND	206 Commonwealth Ave. Alex	22301
Linda M. Holland	206 Commonwealth Ave Alex	22301

Sup 2012-0026

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NAME	ADDRESS	ZIP CODE
Caroline Wedding	28 East Maple Street	22301
Gary Moore	28 East Maple Street	22301
Carol Scott	14 E Myrtle St	22301
Kay Blemker	10 W Masonic View	22301
Antia Carter	14 West Walnut Street	22301
Delgado Walter	60A West Chapman St.	22301
Carol E. Frazier	303 E Glendale Ave #4	22301
Carol E. Frazier	302 E Glendale Ave #3	22301
Mary Lou Leary	21 West Walnut St.	22301
McIntosh	215 E Oak St	22301
Kristi Wayne	27 E Oak St.	22301
Jane Hughes	217 E. Oak St.	22301
ROGER MILLER	7 W. BRADDOCK RD	22301
CHRIS BAUMGARTNER	500 Summers Dr	22301
Don Rogers	9 E. Walnut St.	22301
Sen Kerdealy	23 W. Myrtle St	22301

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NAME	ADDRESS	ZIP CODE
John Lindholm	1115 Key Dr	22302
Patricia Crummett	801 Newland Drive	22305
Jan & Alejandra	5621 Ontario Pl.	22305
Sally Slough	605 Allison St.	22302
Jim Gabbert	10 E Walnut	22301
Jessica Wehrman	31 E Masonic View	22301
Charles Menza	6 W. Windsor Ave	22301
Liv Jorgenson	14 W. Spring St.	22301
TONY FRANGELLO	206 E OAK ST.	22301
ROSA VARIC	501 SCATTERS LN. 110	22314
Alex Young	108 E Broadview Rd	22301
Kelley Reynolds	1309 Hancock Ave	22301
Rosa Brooks	601 Northview Ter	22301
MARIA SANCHEZ-CARLO	204 W. CHATHAM ST	22301
ROW KIRBY	204 ELM ST	22301
Hillary Mend	3201 Lansdowne St.	22305

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NAME	ADDRESS	ZIP CODE
DAVID RIDAY	22A EAST LINDEN ST.	22301
Heidi Kohler	402 COMMONWEALTH AVE #206	22301
Scott Freeman	402 Commonwealth Ave	22301
Jim Clausen	208 West Glendale Ave	22301
Jennifer Coody	105 Mount Vernon Ave	22301
KAREN BARNES	406 N VIEW TERR	22301
Tom Petril	308 C-Lind A-	22301
Rebecca Ward	17 W. Custis Ave	22301
Courtney Pippin-Mathur	307 Commonwealth Ave	22301
Saurabh Mathur	" "	" "
Nathan Bradley	105 E. Glendale Ave.	22301
Tracy Nickelsburg	303 W. Masonic View Ave.	22301
HEATHER ASHBURN	6 W MYRTLE ST	22301
Susan MacDonald	214 Woodland Ter.	22302
Johna Duff	9 W Warden St	22301
Jim Sorky	101 EAST OAK STREET	22301

SUP 2012-0026

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NAME	ADDRESS	ZIP CODE
Jane DeVecchio	15 W. Rosemont Ave	22301
CAREN ERIKSON	110 ROBERTS Ct	22314
Rebecca Anderson	49 Kennedy	22305
ERAPOL DAVIS	412 E. Bellglobe	22301
Preston Smith	55 Mt Vernon Ave	22301
Madeline Kish	105 W. Nelson Ave	22301
John Stephens	11 W. Maple St	22301
Lisa Thomas	409 East Luray Ave	22301
Heidi Marshall	3 W. Luray Ave.	22301
Richard Swindell	312 Park Road	22301
Theresa Heilmann	302 North View Terrace	22301
MIKE ANKASU	2312 Mt Vernon Ave	22301
Theresa Wagner	100 Mt Vernon Ave	22301
EMILY DEAN	207 SUMMER DR.	22307
KATHERINE VAN DIEST	33 East Linden	22301
Laura Rose	611 Johnston Place	22301

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NAME	ADDRESS	ZIP CODE
E. LONGMARCHI	10 E. UNDER ST	22301
K. Thompson	514 Russell Road	22301
A. Huntz	906 Swashington St	22314
K. Stipel	4622A 28th Rd S.	22206
J. Reeves	20 W Rossmont	22301
R. Tweed	126 E. Walnut St.	22301
Martin Graham	10 W. Maple St	22301
L. Doyle	205 Commonwealth Ave	22301
S. KSANDER	1208 ORCHARD	22302
Susan Githin	609 Little St.	22301
Susan Kleber	117 Commonwealth Ave	22301
Aaron Gorska	15 E. Oak St	22301
Krista Gorska	15 E. Oak St	22301
Mary Butler	13 Russell Rd.	22301
Peggy + Dan Greenman	22 E Oak St	22301
Christina and Jennifer Hensel	12 E. Masonic View Ave.	22301

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NAME	ADDRESS	ZIP CODE
PHILDA GRISHAM	2400 COMMONWEALTH	22301
LEE KLOUSIK	306 Woodland Terr	22302
Anne Marie Power	18 E. Walnut St.	22301
Julia Andrews	208 W. Myrtle St	22301
PAN MULVANEY	208 E. MONROE AVE.	22301
Robert Brassil	1011 Oronoco St	22314
Ashley Schen	105 Roberts Lane	22314
TIM SCHUE	105 Roberts Lane	22314
David Williams	17 Sunset Drive	22301
Michelle Williams	3527 SAVOIE PLACE	22304
Jeff Ryan	301 E. Luray	22301
Tina Townsend Ryan	301 E Luray	22301
Jimi Bauer	106 West Monroe Ave	22311
Kathryn Power	106 West Monroe Ave	22311
JANISE	5 WEST MONROE AVE	22301
L. Schwartz	1820 West Ave	22301

SUP 2012-0026

Kendra Jacobs

From: Ismoot <ismoot@turcopolier.com>
Sent: Tuesday, June 05, 2012 11:17 AM
To: PlanComm
Cc: Barbara Ross
Subject: Docket Item #6-Grape & Bean

Dear Members of the Planning Commission,

On Thursday, May 31st, at a general meeting of the Rosemont Citizens Association, the members heard a presentation by the owners of Grape & Bean and discussed their SUP#2012-0026. After the discussion a vote was taken and those present voted unanimously to support the Grape & Beans' SUP asking for reduced parking.

Concerns were also voiced that reduced parking, noise levels and the late hours should be monitored to assure that there is no negative impact on the surrounding residential area. The owners/applicant iterated that they will work with the community and find solutions if these concerns become a problem. We welcome our new neighbors – Grape & Bean.

Thank you for your consideration,
Marguerite Lang
President, RCA
703-888-2674