



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0049

PROPERTY LOCATION: 4370 King Street Alex VA
(Parcel Address: 4368 King St)
TAX MAP REFERENCE: 012.01-01-19 **ZONE:** OCM (100)

APPLICANT: Abass Abutaa
Name: _____

Address: 4370 King St. Alex VA

PROPOSED USE: RESTAURANT (TAKE OUT)

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.

<u>Abass Abutaa</u>	<u>Danny Khammar</u>	<u>[Signature]</u>	<u>6/26/12</u>
Print Name of Applicant or Agent		Signature	Date
<u>4730 King Street</u>		<u>[Signature]</u>	<u>703.623.3673</u>
Mailing/Street Address		Telephone #	Fax #
<u>Alexandria Va</u>	<u>22302</u>	<u>dannykhammar@hotmail.com</u>	
City and State	Zip Code	Email address	

3701
S. George Mason
#1913
Falls Church VA
22041

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4370 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the gourmet take out (dba delicious) use as
(use)
described in this application.

Name: Abass Abutaa King Enterprises of VA LLC Phone: 703.623.3673
Please Print
Address: 4370 King Street, Alexandria VA 22302 Email: dannykhammar@hotmail.com
Signature: [Handwritten Signature] Date: 6/26/12

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.

Mr. Abass Abutaa 100% ownership

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. Mr. Abass Abutaa	4370 King Street	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 4370 King Street, Alexandria va (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. Mr. Abass Abutaa	4370 King Street	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. <i>Abass Abutaa</i>	<i>NONE</i>	<i>City Council Planning Commission</i>
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.

06/26/12 Abass Abutaa
Date Printed Name

Abass Abutaa
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.)

see attached sheets

~~The opening of Delicious will enhance the area with its upscale canopy and with potted plants on the front and side of the building side walk.~~

~~The picture is of the proposed signage. Unaware that the upper light box signs were not permitted they will be removed. The top view is of the side of the building, the lower view is the front of the building. Large planters in the front and side will enhance the area. The picture also shows the close proximity to one of the apartment buildings.~~



4370 King Street, Alexandria Va 22302

The Delicious Brand:

The Delicious brand is a modified version of the following: Einstein Bagel, Panera, Stone Hut Pizza and La Madeline. Delicious will be an upscale take out with a varied menu that will enable people to order and or visits multiple times a week. The easy walking proximity to more than 1000 upscale apartments and several office buildings will provide immediate sales and at the same time reduce, some of the car traffic, with daily delivery service being offered. Delicious is attached to the Liberty Gas station which will generate immediate sales without affecting the traffic congestion and flow on Rt7.

Mr. Abbas Abutaa is both the owner of the property as well as the attached Liberty Gas station. Mr Abutas will also in own the gourmet take out; Delicous. Mr Abutaa is also the owner of Bailey Center on Payne Street, in Falls Church.

4370 King Street previously was a take out. The basic service and menu the same, but now more upscale in presentation and offerings. The equipment, layout and hours of operation are the same as the previous tenant(s).

To maximize sales and minimize congestion delivery will be offered to the walking buildings by hand carts. Cars will be used for delivery when not in walking distance. This will enable an easier flow for the take out.

Delicious will open daily from 7 am to 11pm. Depending on sales and regulations possible longer hours, on the weekends, may be petitioned for.

Trash removal will be Monday to Friday with the majority of the deliveries being made Monday to Thursday to insure that there will not be excessive trash on the weekends.

The opening of Delicious will eagerly employee between 10 to 12 full and part time employees.

The planned building enhancements and menu offerings will be a great addition to the area both service wise and street image.

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The picture is of the proposed signage. Unaware that the upper light box signs were not permitted they will be removed. The top view is of the side of the building, the lower view is the front of the building. Large planters in the front and side will enhance the area. The picture also shows the close proximity to one of the apartment buildings.

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: same useage from existing business more than 18 months old.. gourmet take out/delivery

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).

25 people per hour average including take out

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

6am to 2pm 3 people
2pm to 5pm 2 people
5 to 11pm 5 people (2 drivers)

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

Day:
sunday to monday

Hours:
7 am to 11pm

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

normal kitchen equipment; no noise

B. How will the noise be controlled?

no noise

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

there will be no odors

~~trash will be contracted to be picked up 5 times a week~~

recycle bins will be used in the back fenced in area

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)
~~traditional restaurant trash, food waste and paper/packageing storage material~~

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

~~estimate 5 bags of trash per day as all foods will be to go or delivered, no side seating.~~

C. How often will trash be collected?

trash will be contracted to be picked up 5 times per week

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

as part of daily duties, side walk and parking will be monitored for litter as well
~~as scheduled shift cleaning~~

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/grill de greaser will be stored no more than 2 -3 gallons at a time

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

lighted parking lots
clear windows for visibility
security locks on back doors
fire and burgler alarm install

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.

there will be no alcohol sales on the property, now nor or petitioned for
the future

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u>
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?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

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

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

B. Where are off-street loading facilities located? there is no off street loading business is set in side the property with ample room for deliveries

C. During what hours of the day do you expect loading/unloading operations to occur?
due to the nature of the business more deliveries will be made early morning or mid to late afternoon

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

the projected volume and the extra large inhouse storage will enable deliveries to be less fequent and larger. maximum 3 deliveries per day monday to 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?

street modifications have been upgraded do to the number of new residential neighbors

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?

2000 sq. ft. (existing) + 00 sq. ft. (addition if any) = 2000 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: adjoining a gas station with separate entrance and facade

End of Application

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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: 0 Outdoors: 0 Total number proposed: 0

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:
GRUENET TAKE OUT
SERVING BREAKFAST, LUNCH, DINNER

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? 12-3 depending on shift
Will delivery drivers use their own vehicles? Yes ___ No
Where will delivery vehicles be parked when not in use?
BETWEEN DELIVERIES
HANDCART DELIVERY FOR THE NEIGHBORHOOD BUILDINGS

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
___ Yes No
If yes, please describe:
NONE

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.

DAILY SHIFT SIDE WALK + PARKING LOT CLEANING

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

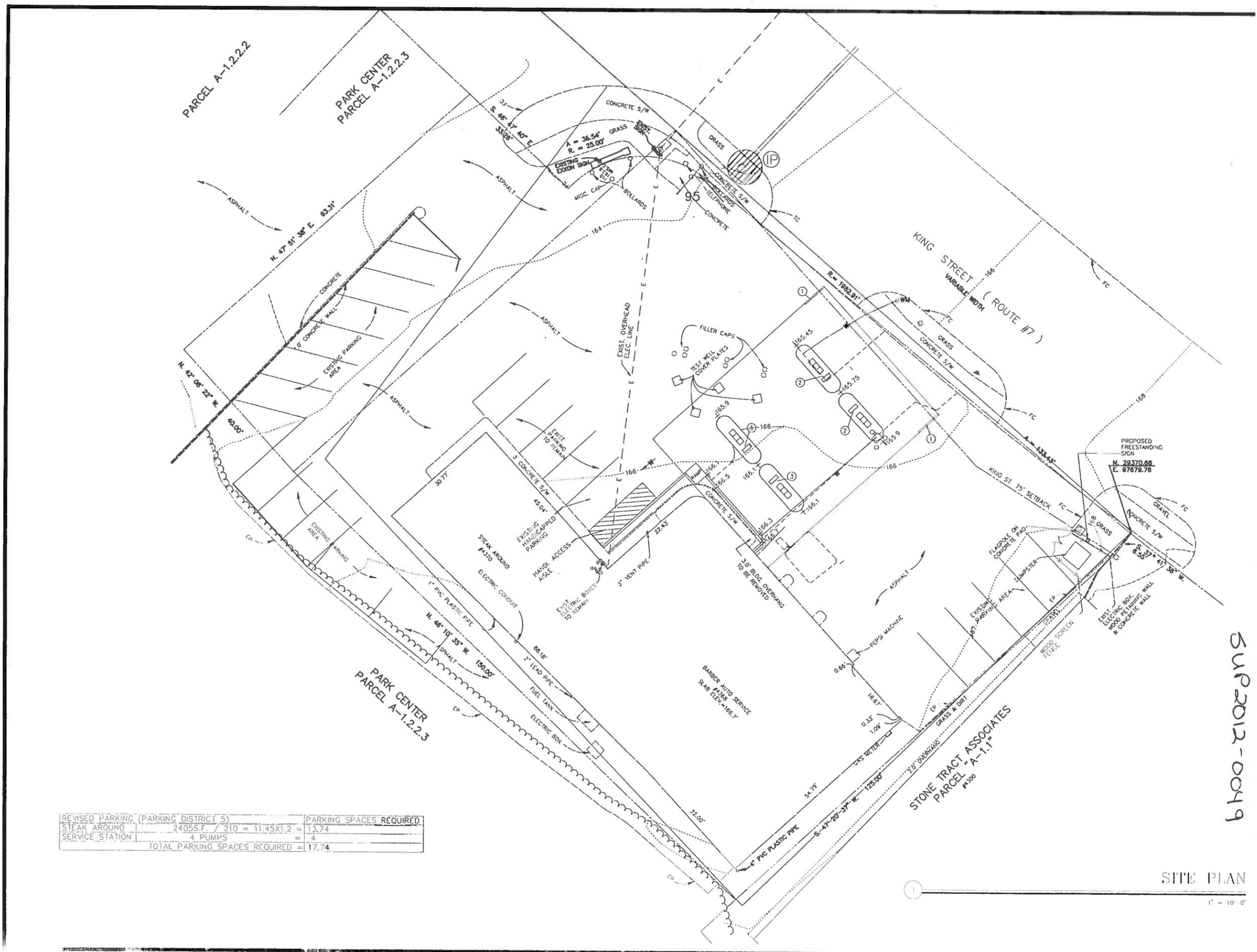
1. Maximum number of patrons shall be determined by adding the following:
 Maximum number of patron dining seats
+ Maximum number of patron bar seats
+ Maximum number of standing patrons
= Maximum number of patrons
2. 313 Maximum number of employees by hour at any one time
3. Hours of operation. Closing 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)
 NONE High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food

REVISED PARKING (PARKING DISTRICT 5)		PARKING SPACES REQUIRED
STEAK AROUND	24055.S.F. / 210 = 11.45X1.2	13.74
SERVICE STATION	4 PUMPS	4
TOTAL PARKING SPACES REQUIRED =		17.74

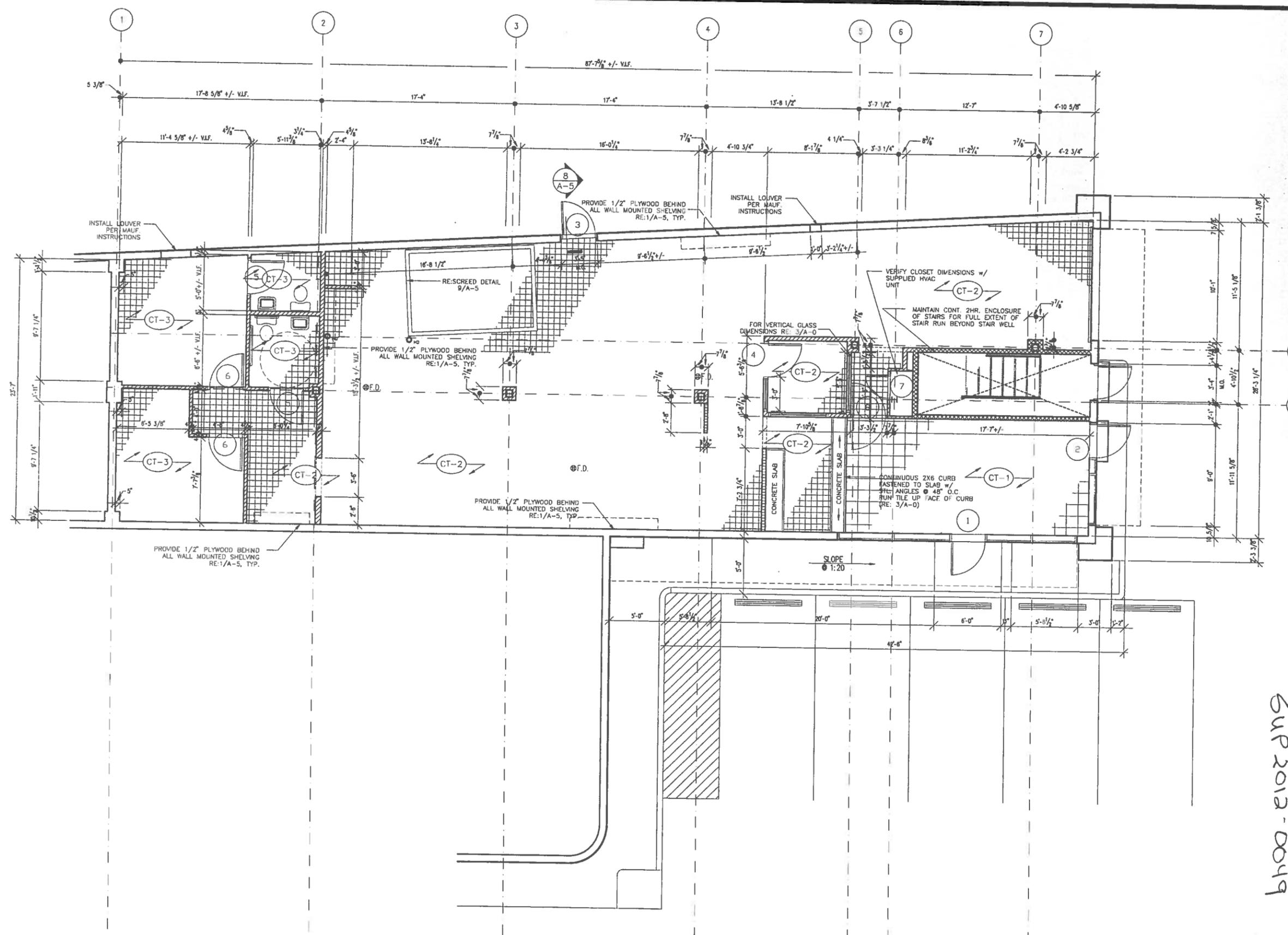
SUR 2012-0049

SITE PLAN

1" = 10'-0"



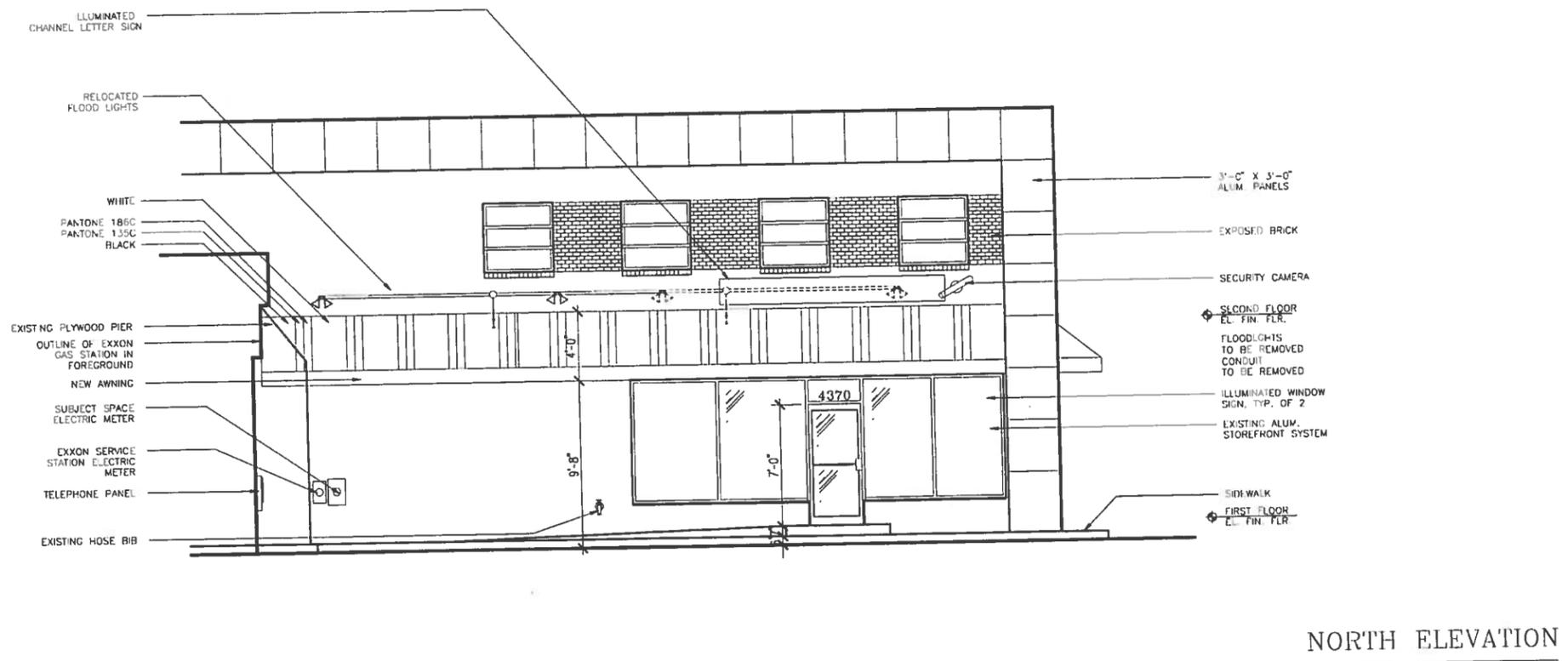
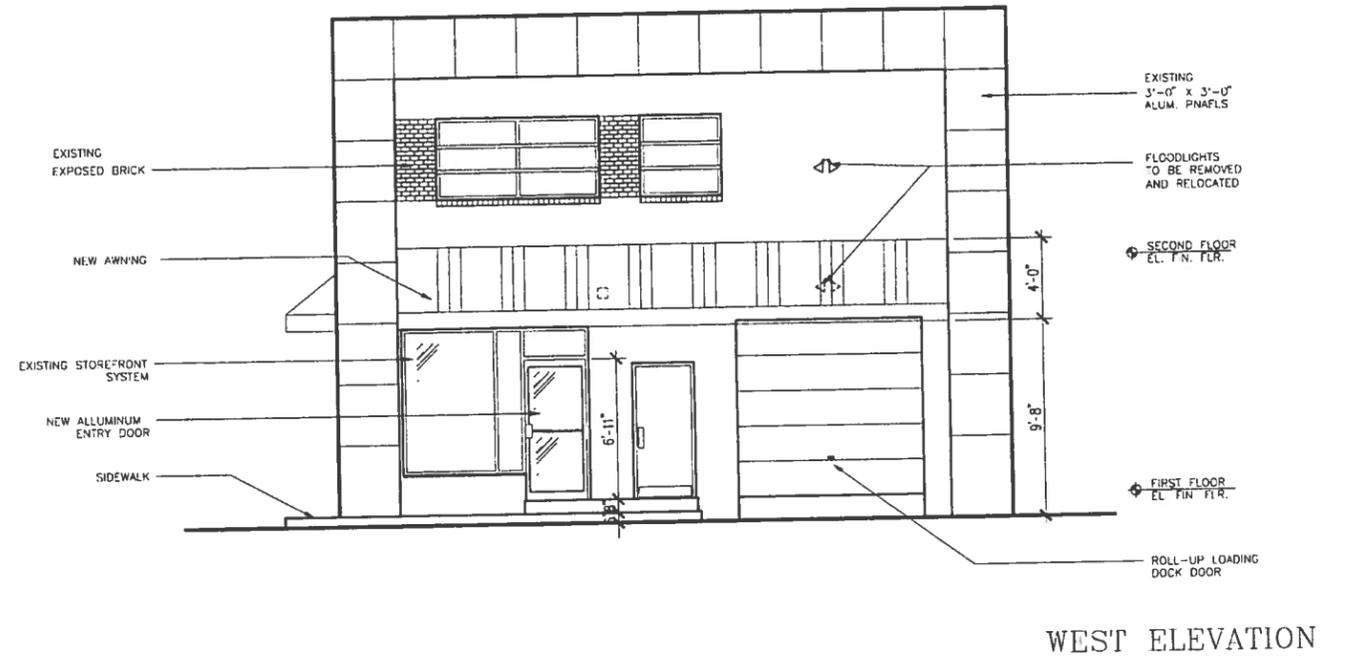
1



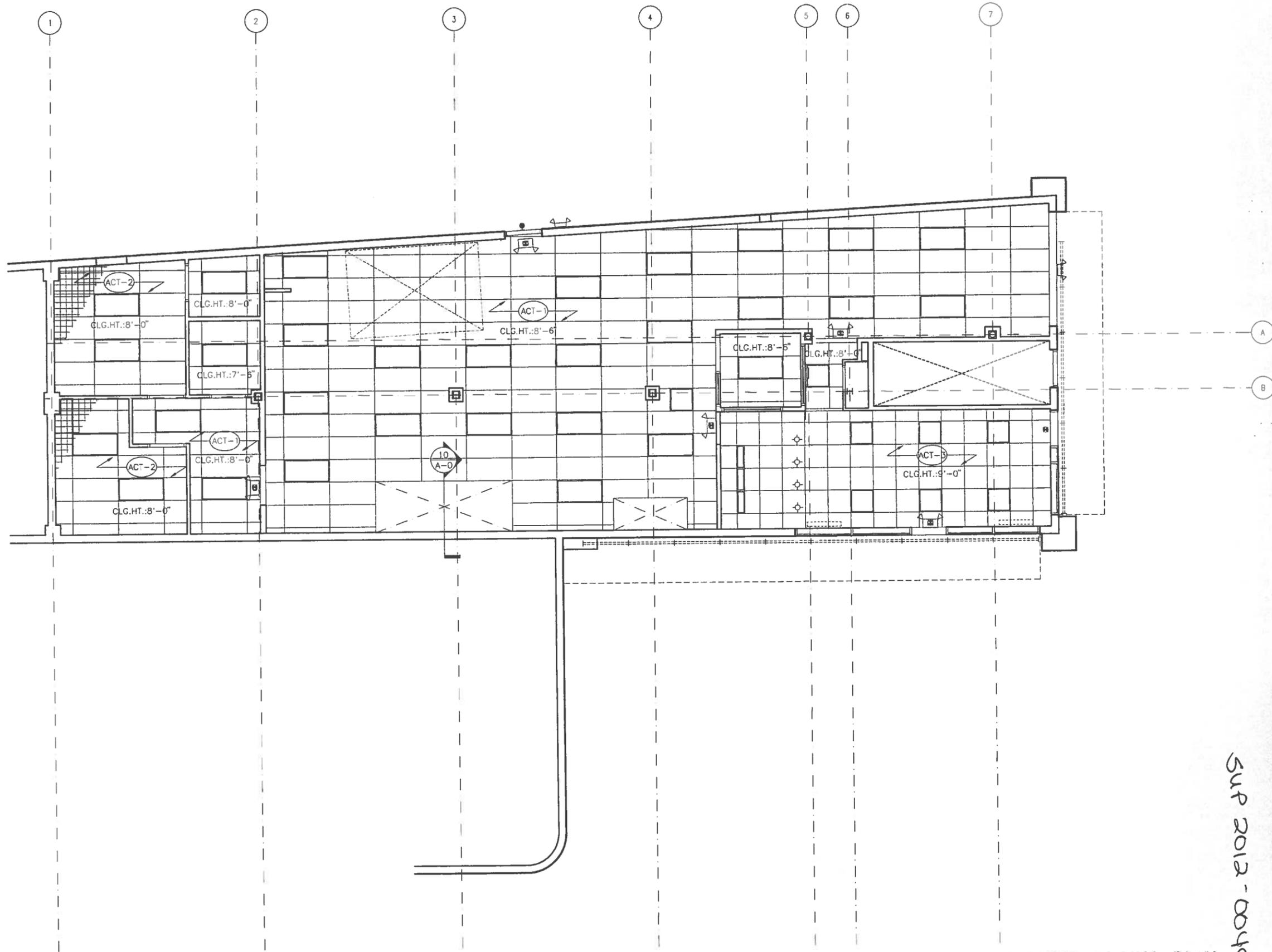
DIMENSION PLAN/FINISH FLOOR PLAN

1/4" = 1'-0"

SUR 2012-0049



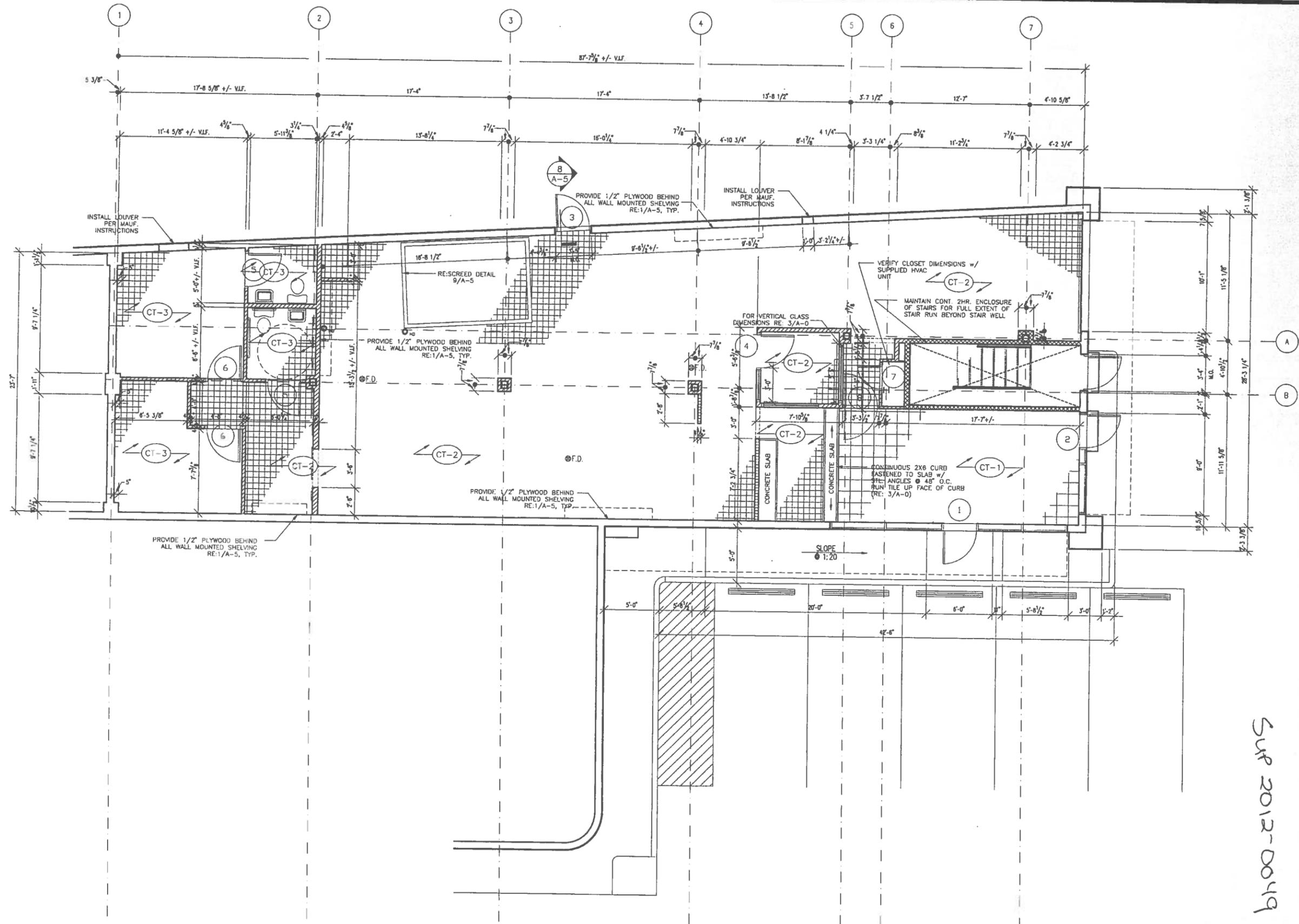
SUP 2012-0049



REFLECTED CEILING PLAN

1/4" = 1'-0"

5/10/2012 - 0049



DIMENSION PLAN/FINISH FLOOR PLAN

SUR 2012-0049

1/4" = 1'-0"