APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0016

PROPERTY LOCATION: 1010 King St.

TAX MAP REFERENCE: 74.01-05-08 **ZONE:** KR

APPLICANT:

Name: James Shelton

Address: 5807 Charlton Ct., Alex., VA 22315

PROPOSED USE: Gelato & Coffee Shop

[ ]**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.

James Robert Shelton	[signature]	3/22/10
Print Name of Applicant or Agent	Signature	Date
5807 Charlton Ct.	703 2003200	
Mailing/Street Address	Telephone #	Fax #
Alex., VA 22315	jamesrobertshelton@yahoo.com	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1010 King St., Alex, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the restaurant use as
(use)
described in this application.

Name: INSUN HOFGARD Phone 703 759 7877/ 407 744 3
Please Print
Address: 9385 Juhasz Dr. Great Falls, VA 22066 Email: jhofgard@aol.com

Signature: **Date:** 3/22/2010

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.

[X] **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
[X] 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.

BOCCATO, LLC

James Shelton 50%

Cristian Velasco 50%

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. James Shelton	5807 Charlton Ct. Alex, VA 22315	50%
2. Cristian Velasco	arlington, va	50%
3.		

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

Name	Address	Percent of Ownership
1. Insun Hofgard	9385 Juhasz Dr. Great Falls, VA 22066	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A	N/A	N/A
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.

3/21/10 — Date

James Shelton — Printed Name

JBShelton — Signature

SUP 2010-0016

Alexandria City Council
William Euille, Mayor
Kerry Donelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission
John Komoroske, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals
Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review
Old and Historic District
Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review
Parker-Gray District
Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

(1) a direct one;
(2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
(3) through a partner of the member or a member of his immediate household;
(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
(5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
(6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than $100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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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.)

We will be serving gelato and coffee in a relaxed atmosphere perfect for families and neighborhood guests. I grew up in Alexandria, and have dreamed of this for a long time.

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USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[X] 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).

AM 75 Lunch 75
Dinner 100

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

AM / LUNCH 3
DINNER 4

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

Day:	Hours:
6-10 M-Sat.	
8-10 Sunday	

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

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

Mellow music through a small stereo

B. How will the noise be controlled?

Employees will control volume.

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

NO 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)

Plastic spoons / cups Paper Cups

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

2 bags / Day

C. How often will trash be collected?

2X week

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

Provide trash cans in house.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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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. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

Well trained staff.

ALCOHOL SALES

13.

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

[ ] Yes [X] 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.

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PARKING AND ACCESS REQUIREMENTS

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

Ø Standard spaces
Ø Compact spaces
Ø Handicapped accessible spaces.
Ø Other.

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
[X] off-site J.R.S.

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_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? Behind building 48 spaces

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

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [X] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

1800 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: *(check one)*

[X] 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

SUP # 2010-00116

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: 36 Outdoors: _____ Total number proposed: 36

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:

   Gelato & Coffee

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

   _____ table service _____ bar _____ carry-out _____ delivery N/A

5. If delivery service is proposed, how many vehicles do you anticipate? _____

   Will delivery drivers use their own vehicles? _____ Yes _____ No N/A

   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:

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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:
   - _____ Maximum number of patron dining seats
   - \+ _____ Maximum number of patron bar seats
   - \+ _____ Maximum number of standing patrons
   - = _____ Maximum number of patrons

   N/A

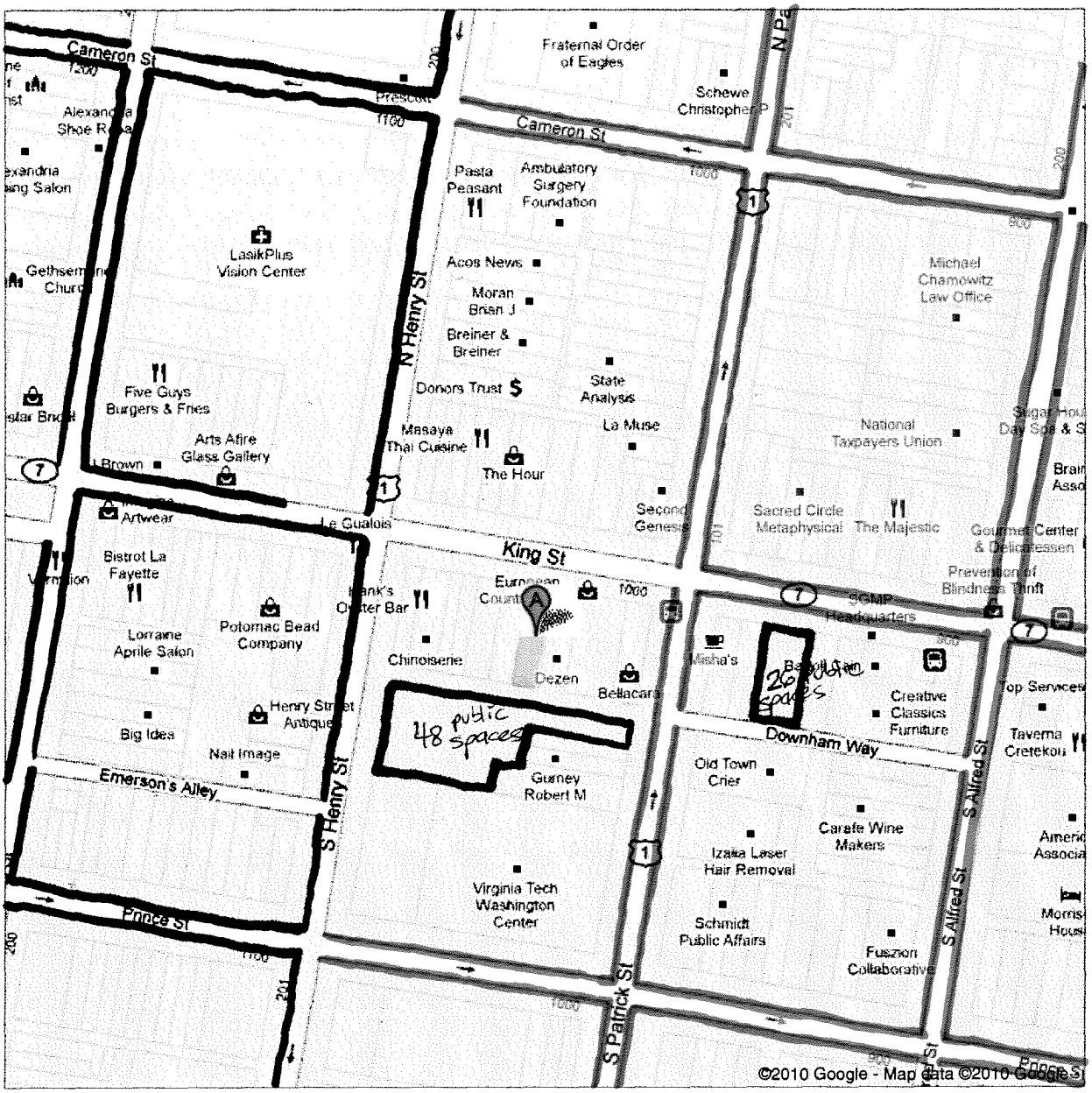
2. 4 Maximum number of employees by hour at any one time

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)
   - N/A High ratio of alcohol to food
   - _____ Balance between alcohol and food
   - _____ Low ratio of alcohol to food

Google maps Address **1010 King St**
Alexandria, VA 22314

Get Google Maps on your phone
Text the word "GMAPS" to 466453



= 1010 KING ST.

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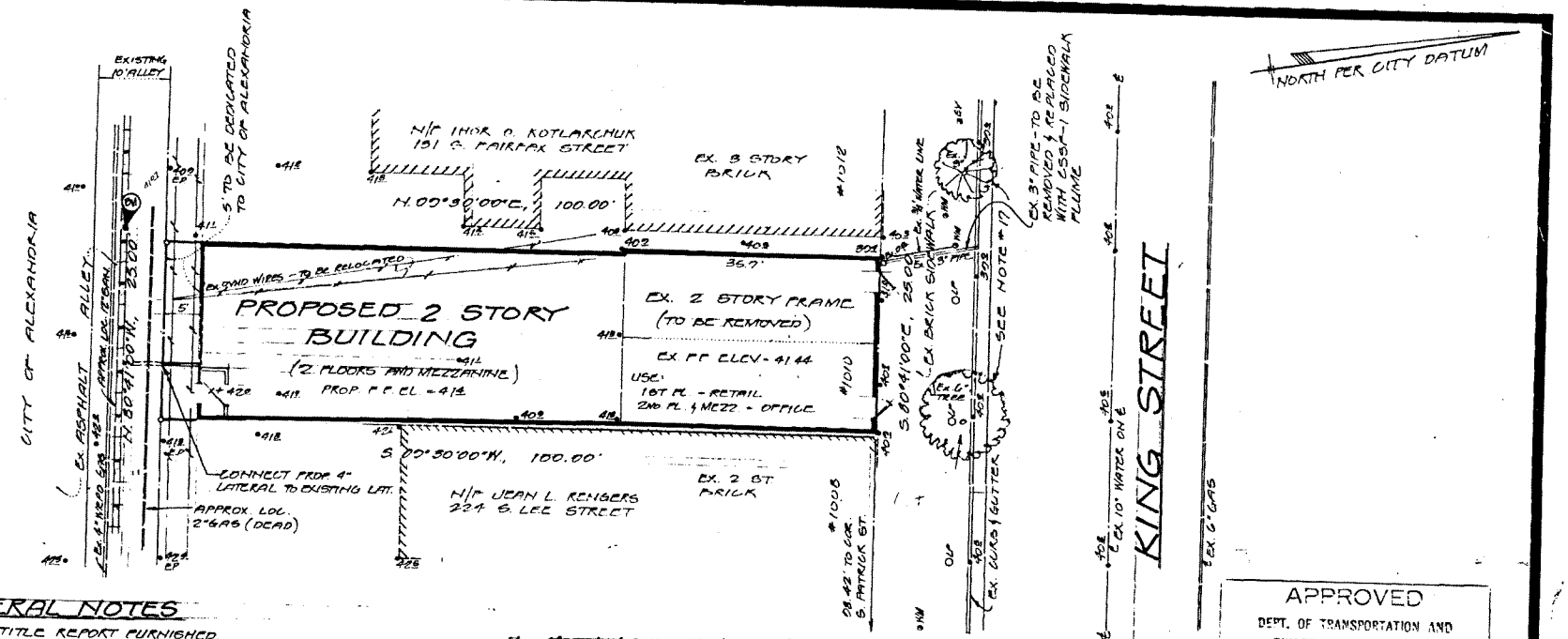
DRAWING NUMBER 86-041

86-041
1 of 1
Site Plan
1010 King Street



GENERAL NOTES

1. NO TITLE REPORT FURNISHED.
2. OWNER: ARIF & VUKOSAVA HODZIC
   4048 CHOWAN AVENUE
   ALEXANDRIA, VA. 22312
3. PROPERTY SHOWN AS LOT 8, BLOCK 5, TAX MAP #74.01
4. ZONE: C-3
5. AREA = 2500 SF
6. BENCH MARK - AS SHOWN ON PLAN - NAIL IN ALLEY - 1.5 EAST AND 3.5 NORTH OF SOUTHWEST PROPERTY CORNER ELEV. = 41.07 U.S.C. & G.S. DATUM
7. LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN HEREON WERE OBTAINED FROM EXISTING RECORDS OF THE RESPECTIVE COMPANIES AND/OR FROM FIELD OBSERVATIONS. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT 301-559-0100, 48 HOURS PRIOR TO START OF CONSTRUCTION OR EXCAVATION. TEST PITS WILL BE REQUIRED TO DETERMINE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES.
8. ALL CONSTRUCTION TO CONFORM TO CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
9. EXISTING SPOT ELEVATIONS SHOWN THUS •412
10. PROPOSED SPOT ELEVATIONS SHOWN THUS +42.3
11. MAXIMUM BUILDING HEIGHT MEASURED FROM AVERAGE FINISHED GRADE AROUND THE PERIMETER TO THE TOP OF THE BUILDING IS = 32.5'
12. GROSS FLOOR AREA PERMITTED - 7500 SF
13. GROSS FLOOR AREA PROPOSED = 5,541.6 SF
14. NET FLOOR AREA PROPOSED = 4,526.7 SF
15. PARKING SPACES REQUIRED - 0
16. PARKING SPACES PROVIDED - 0
17. EXISTING TREES TO BE FULLY PROTECTED DURING CONSTRUCTION.
18. ALL UTILITIES SERVICING THE NEW BUILDING TO BE PLACED UNDERGROUND.

LANDSCAPING SCHEDULE

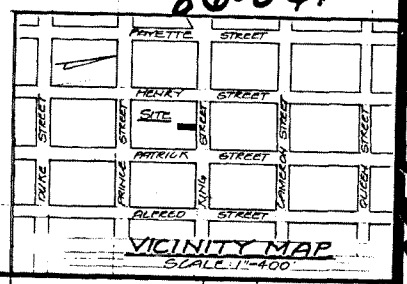
SITE AREA = 2,500 SF 25% OF SITE AREA = 625 SF

3 STREET TREES SHALL BE PLANTED AT LOCATIONS APPROVED BY THE CITY ARBORIST.

RELEASED 10-22-86 CWD

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
CHAIRMAN OF PLANNING COMMISSION
9-5-86 DATE
Dayton L. Cook
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

86-041



VICINITY MAP
SCALE: 1" = 400'

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
548-5252
548-4488
801 N. PITT STREET SUITE 117 ALEXANDRIA, VIRGINIA 22314

COMMONWEALTH OF VIRGINIA
JOHN A. KEPHART
CERTIFICATE No. 1196
CERTIFIED LAND SURVEYOR

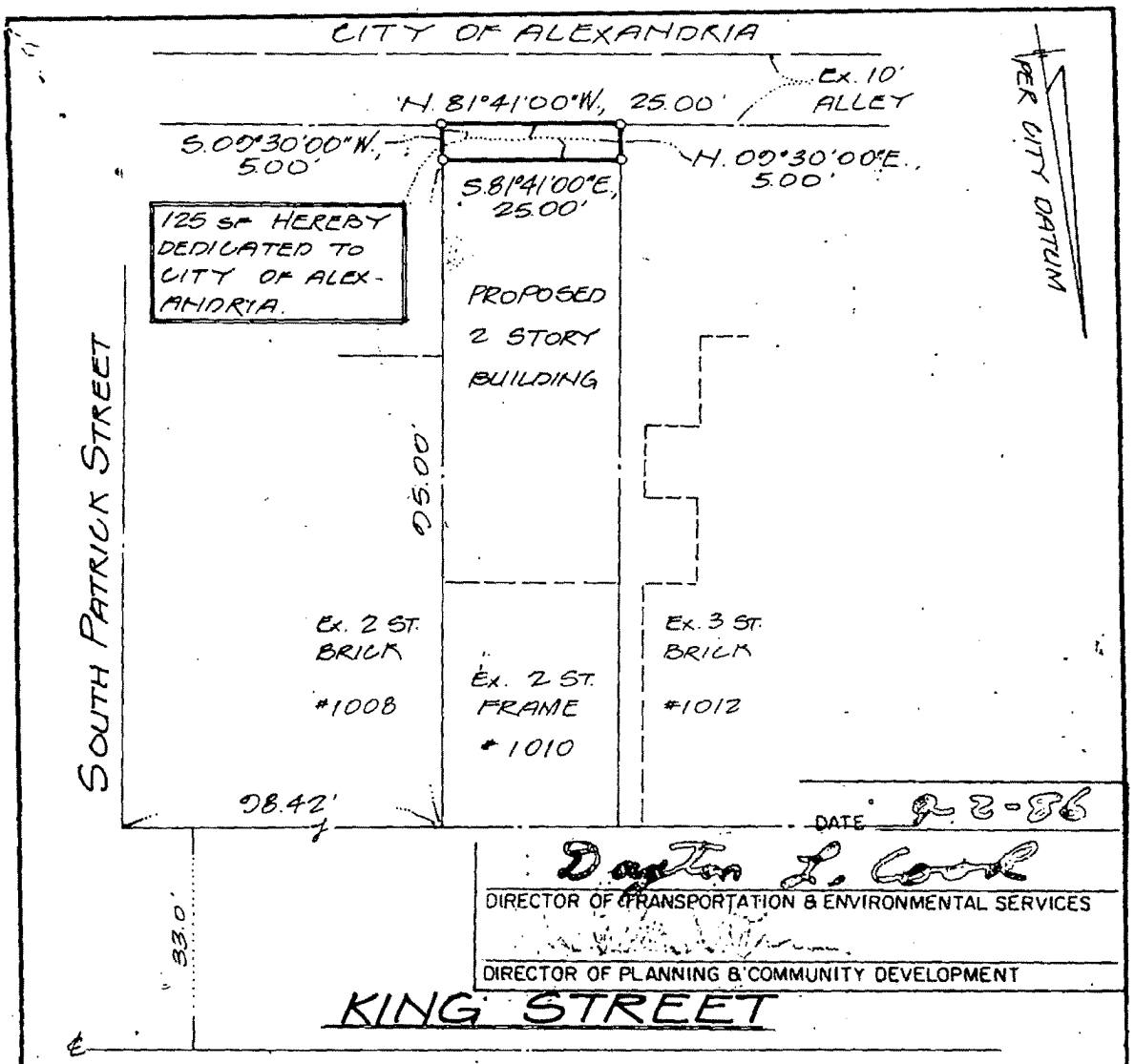
SITE PLAN
#1010 KING STREET
ALEXANDRIA, VIRGINIA
CLIENT: HODZIC, BROWN & HOVCIC A.I.A.

TRENCH DRAIN & GPR	7-20-86	
BLDG. LABELS	6-18-86	
K&C REVISIONS	DATE	
TAX MAP		

DATE MAY 28, 1986
SCALE 1" = 10'
DESIGNED BY GMH
DRAWN BY GMH
CHECKED BY UAK
SHEET 1 OF 1
K&C FILE No. 86-043

47-28

SCP 2010-0016



#74.01-05-08

DB 1189-1811

SCALE 1"=20'

DATE AUG. 18, 1986

ARIF HODZIC

PLAT SHOWING
DEDICATION TO THE CITY OF ALEXANDRIA
OF THE PORTION OF PROPERTY AT THE REAR OF
No. 1010 KING STREET
ALEXANDRIA, VIRGINIA

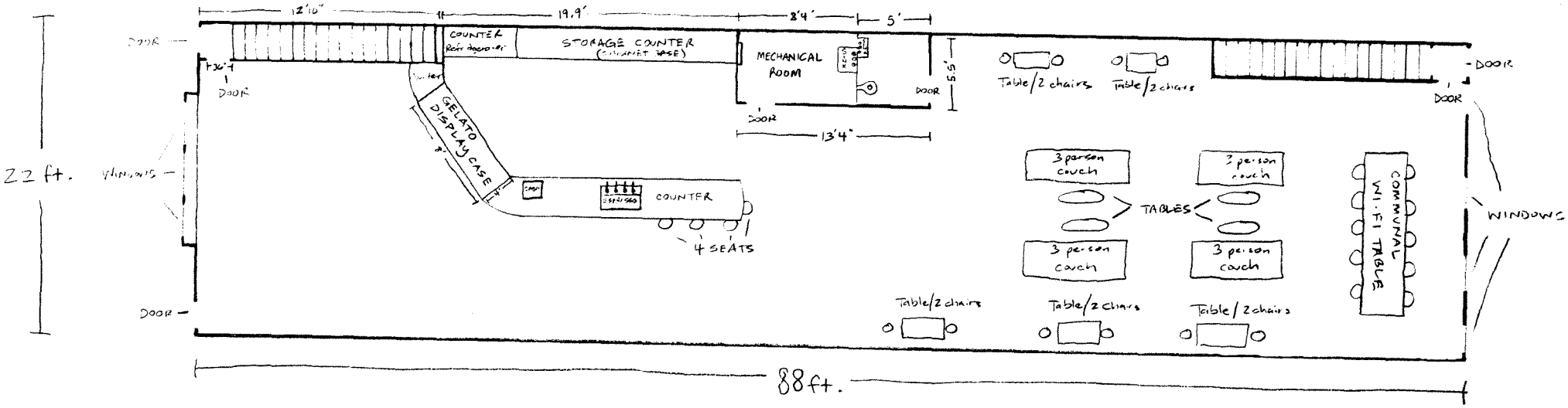
COMMONWEALTH OF VIRGINIA
JOHN A. KEPHART
CERTIFICATE No. 1196
LAND SURVEYOR

KEPHART & COMPANY

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5252
548-4488

801 N. PITT ST., SUITE 117, ALEXANDRIA, VIRGINIA 22314

SUP 2010-0016



BOCCATO 3/22/10

GELATO & ESPRESSO BAR

1010 KING ST.

ALEXANDRIA, VA

Applicants: James Shelton & Cristian Velasco

36 SEATS