



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0019

PROPERTY LOCATION: 200 Commerce St.

TAX MAP REFERENCE: 074.01-02-13 ZONE: ~~CL~~ CL

APPLICANT:  
Name: Boyd W. Walker

Address: 1307 King St. Alexandria VA 22314

PROPOSED USE: Gelato

[ ] **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.

Boyd W. Walker  
Print Name of Applicant or Agent

Boyd W. Walker March 23, 2010  
Signature Date

1307 King St.  
Mailing/Street Address

703-732-7269 n/a  
Telephone # Fax #

Alexandria VA 22314  
City and State Zip Code

boydwalker@hotmail.com  
Email address

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 200 Commerce St., I hereby  
(Property Address)  
grant the applicant authorization to apply for the Gelato use as  
(use)  
described in this application.

Name: Boyd W. Walker

Phone: 703-732-7269

Please Print  
Address: 1307 King St.

Email: boydwalker@hotmail.com

Signature: Boyd W. Walker

Date: 3/23/10

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.

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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.)

Request to operate Gelato shop in restored 1932 Icehouse. Year-round operation will also sell coffee and baked goods. All products will be made off-site or provided by a supplier. This will primarily be a take out operation, but 8 seats inside will be provided. There will be up to 25 seats outside for the enjoyment of eating Gelato. This is an appropriate adaptive re-use of a building designed to sell ice.

**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).

50 people per hour at peak times

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

No more than 3 people per shift.

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

Day: ~~Mon~~ Sun-Sat.

Hours: 10 AM to 12 pm.

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

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

No extra-ordinary noise.

- B. How will the noise be controlled?

Staff will instruct patrons to be quiet if noise is undesirable.

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

No offensive 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)

Trash will be product containers, napkins, spoons etc. necessary for Gelato.

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

Approx. 2 bags per day.

- C. How often will trash be collected?

Daily

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

trash cans will be provided on property.

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:

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

Gelato is a relatively safe operation,  
but employees will receive safety training

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**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.

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**PARKING AND ACCESS REQUIREMENTS**

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

- 2   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 _____
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 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? N/A

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

Before restaurant opens  
or in afternoons when business is slow.

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

Daily.

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 street improvements needed.  
Street improvements were already completed

**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.

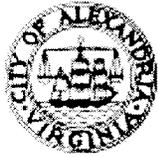
18. What will the total area occupied by the proposed use be?

280 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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



# 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: 8                      Outdoors: 25                      Total number proposed: 33

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, baked goods

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? 1  
Will delivery drivers use their own vehicles?      \_\_\_\_\_ Yes       No  
Where will delivery vehicles be parked when not in use?  
in front of building

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
 Yes      \_\_\_\_\_ No  
If yes, please describe:  
Live music for festivals, weekends, evening.

**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.

N/A

**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. \_\_\_\_\_ 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

# MUTUAL ICE CO. RESTAURANT

200 Commerce St.  
Alexandria, Virginia

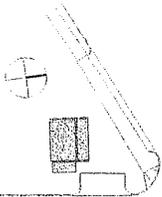
Client:

**Boyd Walker,**  
Walker Real Estate

115 S Payne Street  
Alexandria, VA  
22314

Tel: 703 549 4696

Key Plan:



Professional Seal:

**LAVIGNE ASSOCIATES ARCHITECTS**

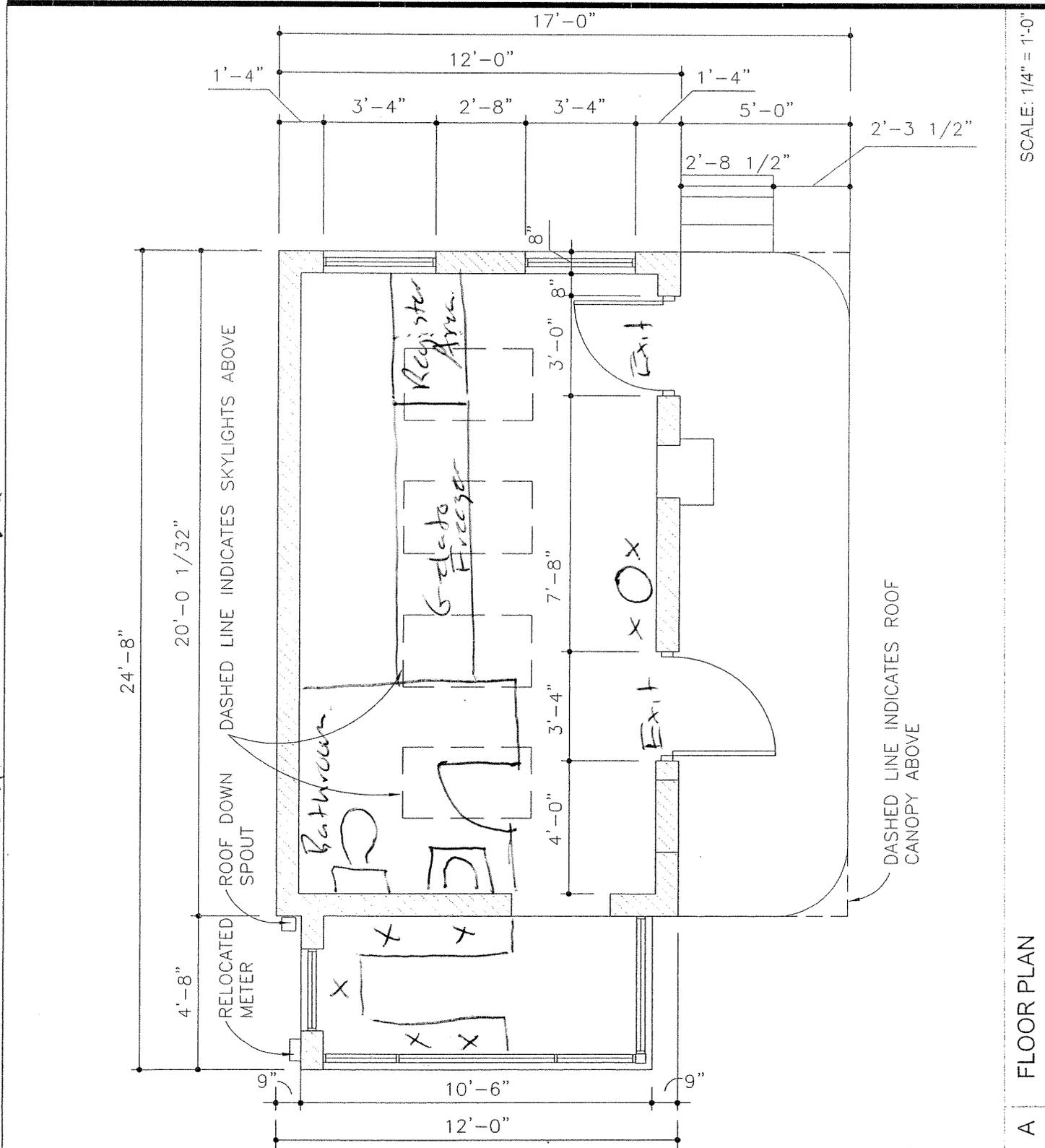
1121 King St, Suite 201, Alexandria, VA 22314  
Tel: 703-799-3206 Fax: 703-799-3209  
E-Mail: bob@lavarchitects.com

Phase and Date

ALEXANDRIA  
BAR PLAN  
SUBMITTAL  
14 March 2007

## A103

*Interior Floor Plan*



Sup 2010-0019

Site Plan

MUTUAL ICE CO.  
RESTAURANT

200 Commerce St.  
Alexandria, Virginia

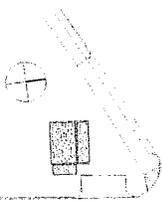
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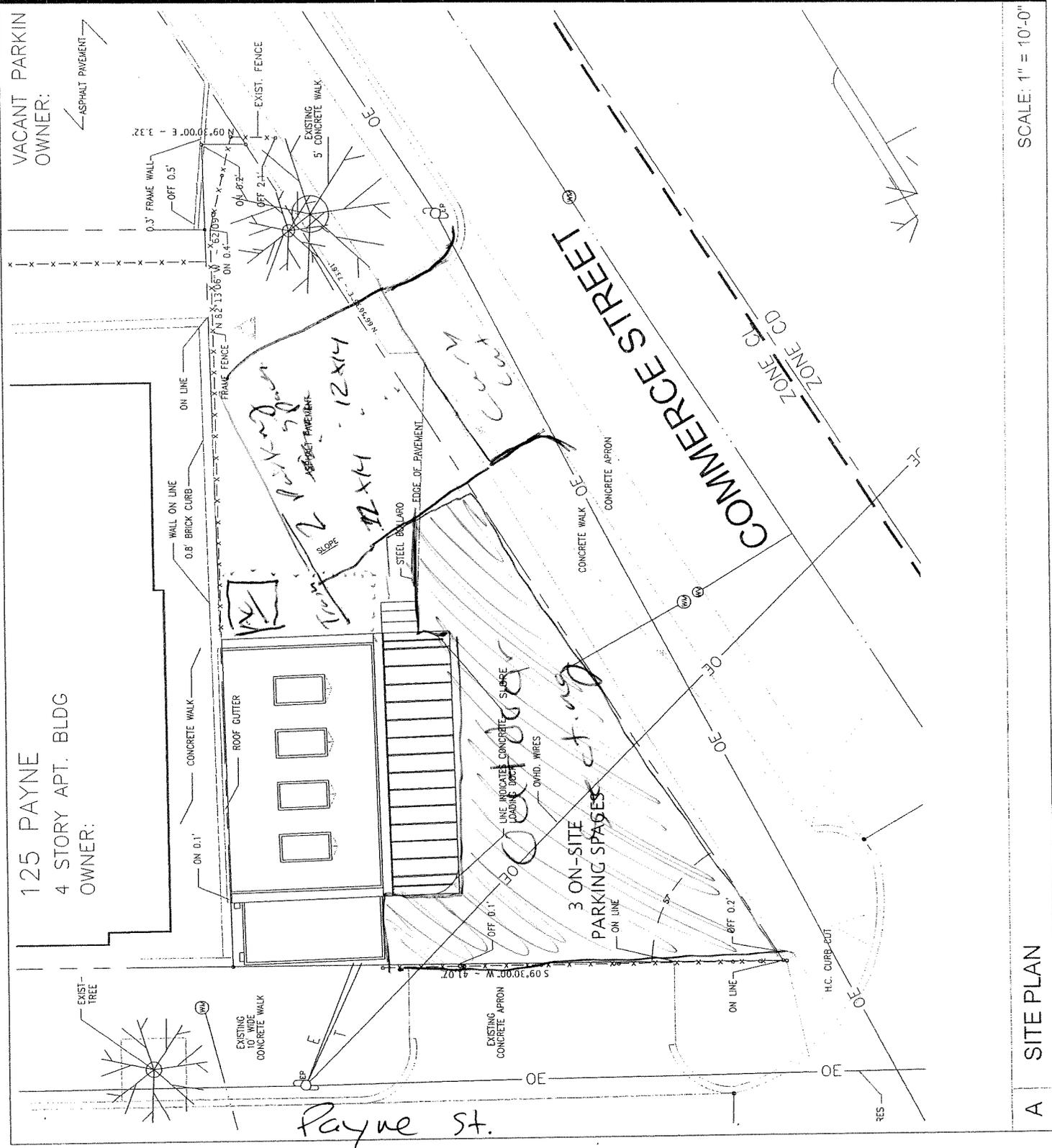
LAVIGNE ASSOCIATES  
ARCHITECTS

1121 King St, Suite 201, Alexandria, VA 22314  
Tel: 703-798-3208 Fax: 703-798-3269  
E-Mail: box@lavigne.com

Phase and Date

ALEXANDRIA  
BAR PLAN  
SUBMITTAL  
14 March 2007

A101



SCALE: 1" = 10'-0"

A SITE PLAN