



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0018

PROPERTY LOCATION: 500 John Carlyle St.

TAX MAP REFERENCE: 013.04-0C **ZONE:** CDD#1

APPLICANT:

Name: JBR DELI INC.

Address: 500 JOHN CARLYLE STR. ALEXANDRIA

PROPOSED USE: Deli 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.

PURKH RAS KAPOOR

Print Name of Applicant or Agent

[Signature]

Signature

3/27/11

Date

500 JOHN CARLYLE STR

Mailing/Street Address

7033625083

Telephone #

Fax #

ALEXANDRIA VA 22314

City and State

Zip Code

AMANLAKA@HOTMAIL.COM

Email address

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

SUPP. 2011-0018

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Post Carlyle Square I hereby
(Property Address)

grant the applicant authorization to apply for the Deer & Wine SALES use as
(use)

described in this application

POST CARLYLE I, LLC
 By: Post Apartment Homes, L.P.
 By: Post GP Holdings, Inc...

Phone: 404-846-5633

By: Dianne D Slotnick
 Name: DIANNE D SLOTNICK
 Title: Vice PRESIDENT, COMMERCIAL

Email: dianne.slotnick@postproperties.com

Date: 4/4/11

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.

Post Apartment Homes, L.P. 4401 Northside Parkway, #800
Atlanta, GA 30327

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.)

Deli WITH ITALIAN GOURMET GROCERY
SEEKING PERMISSION TO SELL WINE + BEER
Beer + Wine will be only for off premises
It will be sold when people come to buy
pasta and sauces for dinner at home, they
will grab a bottle of wine, or a sixpack
of beer. It's a Deli where office people
come for lunch, and pick up a sandwich
for dinner. Wine + Beer off premises
will be incidental sales.

SUP # 2011-0018

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. <u>JBR Deli Inc.</u> <u>RAJ KAPOOR</u> | <u>500 JOHN EARLYE</u> <u>ALEXANDRIA VA 22314</u> | <u>100%</u> |
| 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 _____ (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. <u>Post Apartment Homes, L.P.</u> | <u>4401 Northside Parkway, #800</u> <u>Atlanta, Georgia 30327</u> | <u>100%</u> |
| 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 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.

| 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. | | |
| 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.

4/6/11
Date

RAJ KAPOOR
Printed Name

[Signature]
Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
 a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: ADD BEER & WINE OFF PREMISES SALES

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).

15 to 20 a day

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

4 a day

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

Day: MON THRU SUN

Hours: 6 AM - TO 9 PM
~~6 AM - 7 PM~~

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

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

~~NONE~~ Not more than a regular restaurant noises which cannot be heard

- B. How will the noise be controlled?

There will be regular restaurant noise level which will not be heard outside of premises.

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

Regular Deli Odors where we
have a ~~vent~~ vent to take it out

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)

BOXES

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

3 to 5 Boxes A DAY

C. How often will trash be collected?

2 times a week

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

Train employees to tell customers
not to ~~to~~ litter

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:

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

ALCOHOL SALES

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

Yes [] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Beer + wine off premises

PARKING AND ACCESS REQUIREMENTS

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

- 1 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? to the side of the Building

C. During what hours of the day do you expect loading/unloading operations to occur? After 7 AM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Once 3 to 4 times a 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?

No

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?

1910 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1910 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: Mixed use development



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: 20 Outdoors: 15 Total number proposed: ~~20~~ 35

2. Will the restaurant offer any of the following?
Alcoholic beverages (SUP only) ___ Yes X No
Beer and wine — on-premises ___ Yes X No
Beer and wine — off-premises ✓ Yes ___ No

3. Please describe the type of food that will be served:
Deli sandwiches Subs + Paninies
+ Salads

4. The restaurant will offer the following service (check items that apply):
X table service ___ bar ✓ carry-out ___ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____
Will delivery drivers use their own vehicles? ___ Yes X 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)?
1 Yes ___ No
If yes, please describe:
ONE Big Screen TV.

Parking impacts. Please answer the following:

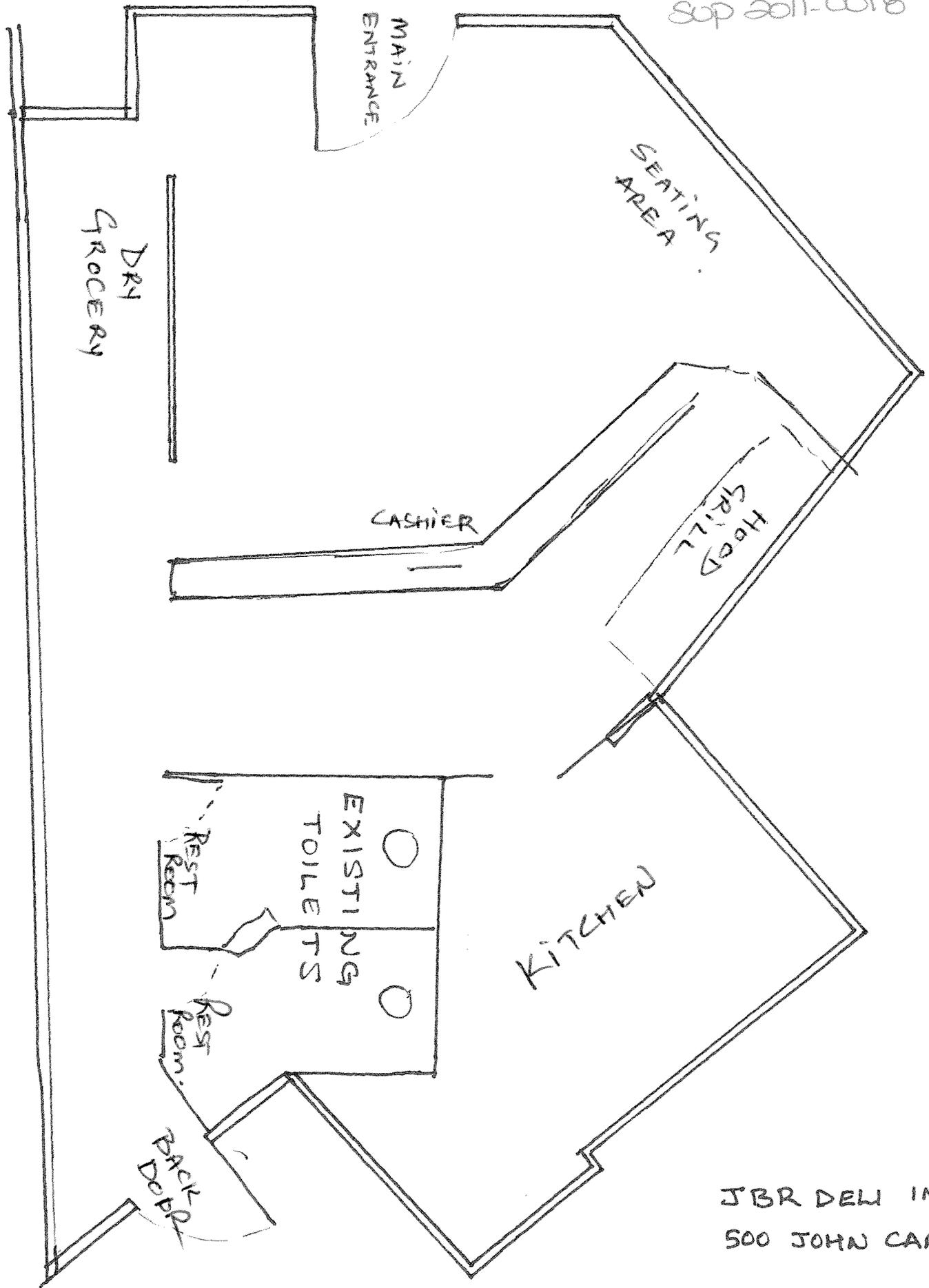
1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 All
 75-99%
 50-74%
 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:
35 Maximum number of patron dining seats
+ Maximum number of patron bar seats
+ Maximum number of standing patrons
= 35 Maximum number of patrons
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

8100-1102-0018 SUP



JBR DELI INC.
 500 JOHN CARLYLE
 ST.
 ALEXANDRIA, VA
 22314