

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 834 N. Washington St., I hereby
(Property Address)
grant the applicant authorization to apply for the Gourmet/Ethnic Market use as
(use)
described in this application.

Name: Abdulelah Al-Keliddar, N. Washington St. Propertie, LLC Phone 703-786-8461

Please Print
Address: 834 N. Washington St., Alexandria, VA 22314 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.

Abdulelah Al-Keliddar - 834 N. Washington St., Alexandria, VA 22314	- 50%
Taysser Hijazi - 834 N. Washington St., Alexandria, VA 22314	- 50%

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. Abdulelah Al-Keliddar	834 N. Washington St. Alexandria, VA 22314	50%
2. Taysser Hijazi	834 N. Washington St. Alexandria, VA 22314	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 834 N. Washington St. (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. North Washington St. Properties LLC	834 N. Washington St. Alexandria, VA 22314	100% owned by Abdulelah Al-Keliddar (address above).
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. None Mr. Al-Keliddar	None	None
2. None Taysser Hijazi	None	None
3. N. Washington St Prop LLC	None	None

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.

6/21/11
Date

Mary Catherine Gibbs
Printed Name

Mary Catherine Gibbs
Signature

sup 2011-0042

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

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.

SUP# 201-0042

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?

[x] **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.)

The applicant is seeking to open a gourmet/ethnic market at the existing Old Town Gas station on North

Washington Street. The list of items proposed to be sold at the market is attached on a separate sheet.

The market would be located in the existing repair bays, which would be removed. No exterior changes

are proposed except for signage, if approved. The bay doors would remain but would not be operational

for the market. The proposed floor plan for the market is attached.

List of Items Proposed for Gourmet/Ethnic Market at 834 N. Washington St.:

Seasonal Fresh Fruit and Vegetables

Middle Eastern sweets and pastries

Melban
Nouget
Halva
Baklava

Middle Eastern Cheese

Feta
Egyptian
String
Hard Cheese

Snacks

Dips and Spreads
Yogurt
Pickled Lebneh
Humus
Tabuleh
Fetush
Tihini

Food and Salad

Kibby
Dolmma
Vegetarian Pastries
Meat Pastries
Cheese Pastries

Breads

Pita
Afghan
Lavash
Barbarg Bread
Italian bread
Bread Sticks

Meats

Sausages
Mortadella
Pastrami
Jerky

Jam and Preserves

Teas, Sugar, Coffee, Baking Supplies

Rice

- Parkol
- Couscous
- Grains
- Pasta

Olives and Olive Oils

Herbs & Spices

Canned & Packaged Food

- Canned vegetables
- Meats
- Seafood
- Soups
- Stews
- Pasta Mixes
- Potatoes

Breakfast Food

- Cereals
- Granola
- Oatmeal

Baby Food and Needs

Home & Family Care

- Laundry Supplies
- Haircare
- Vitamins

Drinks

- Coffee
- Energy Drinks
- Sodas
- Juices
- Tea
- Water
- Milk and Dairy Products

Coffee Bar

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).
20-50 day.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
2 employees at a time, 2 shifts per day.

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|-------------------|----------------------------------|
| Day:
Sunday | Hours:
9:00 a.m. to 7:00 p.m. |
| Monday - Saturday | 7:00 a.m. to 12 midnight |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Normal noise from a market, patrons coming in and going out, driving in a driving away.

- B. How will the noise be controlled?
All transactions will be inside the market, so no noise, except car noise will be heard outside.

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

None.

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)
Typical trash from a market.

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

C. How often will trash be collected?
Once a week, or more, if necessary.

D. How will you prevent littering on the property, streets and nearby properties?
The applicant will regularly survey the property to ensure trash is picked up, if necessary.

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:

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?

The applicant will be happy to work with police on a regular security plan, under the standard

conditions normally imposed under SUP's.

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.

PARKING AND ACCESS REQUIREMENTS

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

- 8 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- 7 tandem 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? <div style="text-align: center;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div>

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?

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? <div style="text-align: center;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div>
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B. Where are off-street loading facilities located? _____

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

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

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? 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?

@1470 sq. ft. (existing) + _____ sq. ft. (addition if any) = @1470 sq. ft. (total)

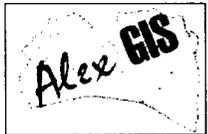
19. The proposed use is located in: (check one)

- 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

City of Alexandria

Date Created: 6/20/2011



Legend for Parcel Map

- Metrorail Stations
- City Boundary
- Address Points
- Metrorail Tracks
- Blue
- Yellow
- Yellow/Blue
- Parcels**
- Road Labels**
- 2007 Aerial**
- Road Centerlines**
- Aerial Photo, Color, Street, Centerline
- Easement
- Other Roads
- Roads**
- Railroads**
- Buildings**
- Parks**
- Water**
- Potomac River
- Other
- City of Alexandria

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