

EXHIBIT NO. 1

18  
5-12-01

Docket Item #17  
SPECIAL USE PERMIT #2001-0020

Planning Commission Meeting  
May 1, 2001

**ISSUE:** Consideration of a request for an amendment to a special use permit to allow on-premise alcohol sales and to extend the hours of operation of an existing restaurant.

**APPLICANT:** Barbara Mancini

**LOCATION:** 1508 Mount Vernon Avenue  
Mancini's Restaurant

**ZONE:** CL/Commercial Low

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**PLANNING COMMISSION ACTION, MAY 1, 2001:** On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission disagreed with the staff analysis and expressed concern about the violations of the special use permit conditions observed by neighbors and encouraged the applicant to fully comply with all the conditions.

Speakers:

Cynthia O'Brien, 239 East Monroe Avenue, opposed the applicant's request and stated that the applicant has been violating the special use permit conditions. She expressed concern about trash overflowing the applicant's dumpster, litter on the site and in the alley, and noise associated with the applicant's catering activities. She stated that the existing restaurant is too intense without the addition of alcohol sales and later hours of operation.

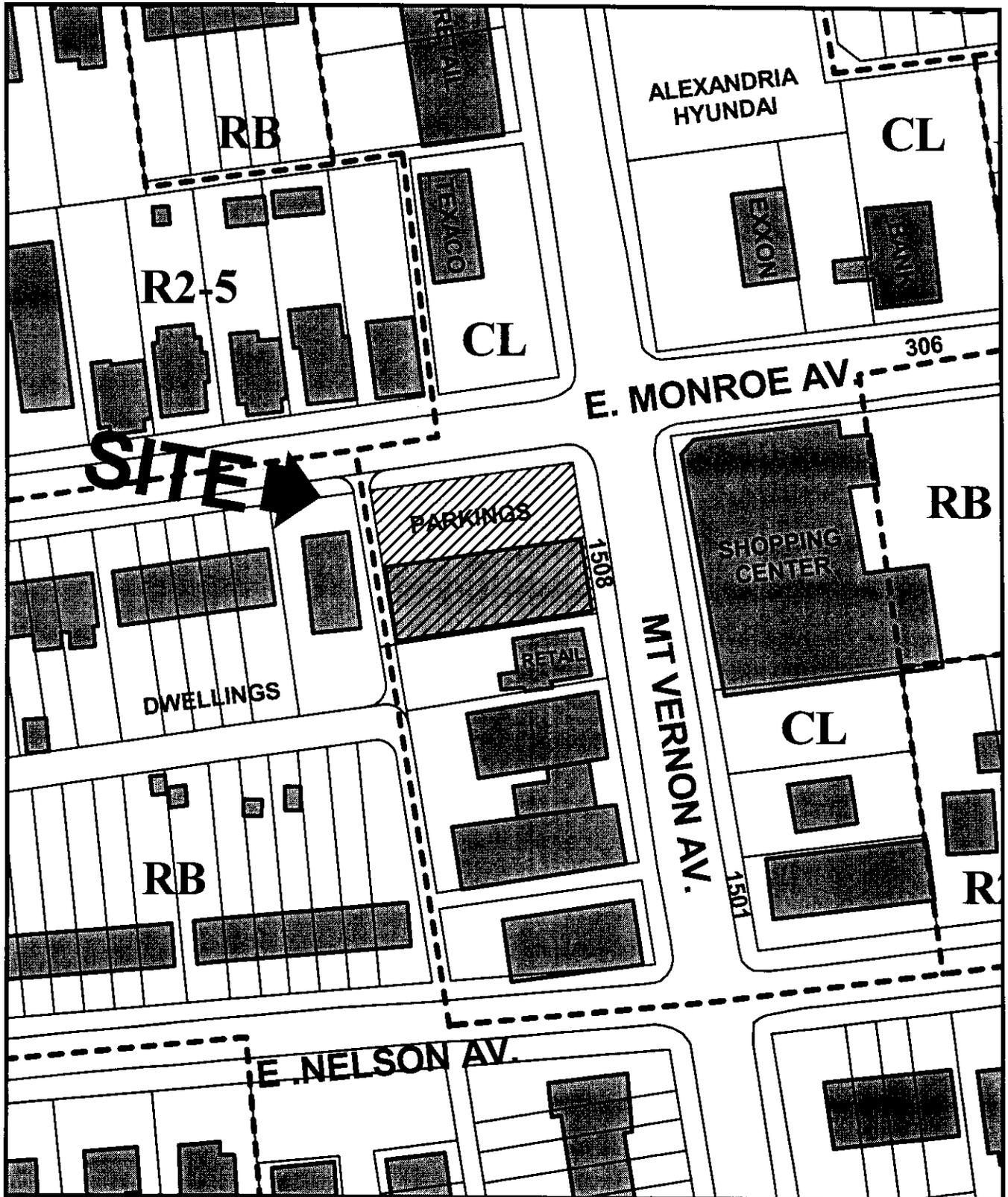
Stuart Beckwith, 239 East Monroe Avenue, expressed concern about additional parking demand that may occur if the applicant is permitted to sell alcoholic beverages. He also expressed concern about the sale of kegs and the sale of alcoholic beverages to persons who do not dine in the restaurant. He stated that he attempted to negotiate with the applicant regarding these issues but that those negotiations were not successful.

Robert Stefanski, 235 East Monroe Avenue, submitted a petition and explained that he canvassed residents on Nelson and Monroe Avenues regarding the applicant's request and learned that residents oppose the request by a margin of nine to one.

Cristina Coletto, 226 East Monroe Avenue, stated that restaurant employees park on the street all day and that as a result there is no parking available for her family members.

Amy Slack, on behalf of the Del Ray Citizens Association, stated that the Association supported the applicant's request for later hours only on Fridays and Saturdays and until Midnight. She stated that some concern was raised about the noise associated with the slamming of the side door to the restaurant and that the Association recommended a six month review.

Barbara Mancini, applicant, stated that she took immediate steps to resolve the problem with trash overflowing the dumpster this past weekend which was the result of a one time Saturday event and has talked to the trash removal company about additional pickups. She stated that employees police the site for litter and have begun washing the parking lot to help in that regard. She stated that her customers have asked her for later hours and to offer beer and wine for on-premises consumption.



**SUP #2001-0020**

**05/01/01**



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP 95-0205)
2. Seating shall be provided for no more than 60 patrons. (P&Z) (SUP 96-0156)
3. Condition deleted. (SUP 96-0156)
4. Live entertainment shall be limited to an occasional small combo of jazz or folk music. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring the food service as well as the entertainment. (SUP 95-0205)
5. **CONDITION AMENDED BY STAFF:** The hours of operation, including loading and unloading, shall be limited to 6:00 A.M. to 10:00 P.M. ~~daily~~ Sunday through Thursday, and until 12:00 Midnight on Fridays and Saturdays. Outdoor seating shall be limited to 8:00 A.M. to 8:00 P.M. daily. ~~(P&Z) (SUP 96-0156)~~ (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (SUP 95-0205)
7. **CONDITION AMENDED BY STAFF:** ~~No alcoholic beverages shall be sold. On site alcohol service is permitted, no off-premise sales are permitted.~~ (SUP 95-0205) (P&Z)
8. No food, beverages, or other material shall be stored outside. (SUP 95-0205)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP 96-0156)
10. Condition deleted. (SUP 96-0156)

11. One standard City trash container shall be furnished to the City of Alexandria and installed on the adjacent public right-of-way. (SUP 95-0205)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (SUP 95-0205)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (SUP 95-0205)
14. No music or amplified sound shall be audible at the property line. (SUP 95-0205)
15. The applicant shall encourage its employees to walk or use public transportation to and from work and shall require its employees who drive to use off-street parking. (SUP 95-0205)
16. No loading or unloading shall occur from the City right-of-way. (SUP 95-0205)
17. Remove the existing telephone booth at the corner of Mount Vernon Avenue and East Monroe Avenue. (SUP 95-0205)
18. Condition deleted. (SUP 96-0156)
19. The applicant shall remove the existing wooden canopy from the Mount Vernon Avenue facade and shall consult with the Director of Planning and Zoning regarding the location, design, and size of signs, canopies, and awnings. (SUP 95-0205)
20. The applicant shall prepare a landscape plan which includes site lighting, a screened dumpster, and parking screening along Mount Vernon Avenue and East Monroe Avenue to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP 96-0156)
21. The applicant shall implement the approved parking and landscaping plan by June 1, 1997. All landscaping at the site shall be maintained in good condition by the applicant. (P&Z) (SUP 96-0156)
22. The applicant shall patch and repair the existing parking lot and sidewalk to the satisfaction of the Director of Transportation and Environmental Services. (SUP 95-0205)

23. All exterior work shall be in compliance with the Mount Vernon Avenue Guidelines. (SUP 95-0205)
24. The applicant shall participate in a transit fare reduction program in order to encourage restaurant employees to use public transportation whenever possible. (SUP 95-0205)
25. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (SUP 95-0205)
26. **CONDITION RETAINED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (SUP 95-0205) (P&Z)
27. The applicant shall direct or shade parking lot lighting away from adjacent residences to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP 96-0156)
28. **CONDITION AMENDED BY STAFF:** ~~The applicant shall move the dumpster to its own property in a location approved by the Director of Planning and Zoning. Alternatively, the applicant may locate the dumpster on the public alley if an encroachment is authorized by Council or if the public land area is vacated by the City. Whatever its location,~~ The dumpster shall be located adjacent to the building as depicted on the plat referenced in Ordinance #4048 and shall be completely screened from public view to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP 98-0119) (P&Z)

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Staff Note:

Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour.

DISCUSSION:

1. The applicant, Barbara Mancini, requests amendments to the special use permit for an existing restaurant located at 1508 Mount Vernon Avenue.
2. The subject property is a corner lot with 90 feet of frontage along Mount Vernon Avenue, 120 feet of frontage along Monroe Avenue, and a total lot area of 10,800 square feet. The site is developed with a one story commercial building and a surface parking lot. A public alley is located adjacent to the subject property.
3. On February 6, 1996, City Council granted Special Use Permit #95-0205 for the operation of a restaurant featuring a delicatessen and a pastry shop with 52 seats. On November 16, 1996, City Council granted Special Use Permit #96-0156 to permit several changes to the operation of the restaurant, including the addition of seats and outdoor dining; a change to the hours of operation; and an extension of time for the applicant to install landscaping. On November 14, 1998 City Council granted Special Use Permit #98-0119 to add limited live entertainment. Council did not grant the applicant's request to be relieved of the requirement to fully screen the dumpster, but did grant an encroachment allowing parking for customers and employees in the western portion of the parking lot, which is actually a public alley (ENC #99-001).
4. The applicant has filed this request to amend the existing special use permit to offer beer and wine for on-premise consumption. Condition #7 of the current special use permit prohibits the sale of alcoholic beverages. No off-premise alcohol sales are proposed.
5. The applicant also seeks permission to extend the hours of operation of the restaurant. The approved hours of operation for indoor dining are 6:00 a.m. to 10:00 p.m. daily. The approved hours of operation of the outdoor dining area are 8:00 a.m. to 8:00 p.m. The applicant has amended her request as filed and seeks permission to operate the restaurant until 10:00 p.m. Sunday through Thursday and until 12:00 Midnight on Fridays and Saturdays.
6. No other changes are proposed to the operation of the restaurant.
7. Staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit and found no violations of the special use permit. Staff is aware of past violations at the restaurant for illegal signage.

8. The homeowners at 239-E Mt. Vernon Avenue have raised a series of issues about the restaurant and object to the application as proposed. Planning staff is attempting to facilitate a meeting between the parties prior to the hearing.
9. Zoning: The subject property is located in the CL/Commercial low zone. Section 4-103(M) of the zoning ordinance allows a restaurant in the CL zone only with a special use permit.
10. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial low uses.

STAFF ANALYSIS:

Staff has no objection to the applicant's modified request to extend the hours of operation of the restaurant located at 1508 Mount Vernon Avenue. Staff notes that the proposed closing time both during the week and on Fridays and Saturdays is consistent with the approved hours of operation for the Evening Star restaurant located in the 2000 block of Mount Vernon Avenue. The applicant's proposed closing hours during the week are also consistent with Monroe's restaurant located at the corner of Monroe and Commonwealth Avenue; however, on Fridays and Saturdays, Monroe's is permitted to operate until 12:30 a.m. (SUP #97-0043) Both the Evening Star and Monroe's are located in close proximity to residences, as is the applicant's restaurant. Staff supports the applicant's request for later hours and notes that patrons enter and exit the restaurant via a doorway oriented towards Mount Vernon Avenue, away from the residences along Monroe Avenue.

Staff also does not object to the applicant's request to offer beer and wine for on-premise consumption, and believes the service is consistent with a neighborhood serving restaurant. As a precaution, however, staff recommends that the special use permit be reviewed one year after the restaurant has been operating with later hours and alcohol sales and, if the hours or alcohol prove to be problematic, permission for them may be revoked. With this condition, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant shall patch the asphalt parking lot that have fallen into disrepair.
- F-1 The vehicles parked in the public alley on the west side of the property are allowed per the terms of the Encroachment Ordinance (#4043). Staff has visited the site and determined that a maximum of 2 vehicles can be accommodated within the alley.

Code Enforcement:

- C-1 A rodent control plan shall be submitted to this office for review and approval. This plan shall include the following components:
  - (a) Trash storage, control and removal measures.
  - (b) Foodstuff storage
  - (c) Rodent baiting

Health Department:

- F-1 No objections.

Police Department:

- R-1 Recommend "ABC On" license only.
- F-1 Security survey and robbery awareness program have been completed.

APPLICATION for SPECIAL USE PERMIT # 2001-0020

[must use black ink or type]

PROPERTY LOCATION: 1508 Mt. Vernon Avenue

TAX MAP REFERENCE: 4302-09-13 ZONE: CL

APPLICANT Name: Barbara Mancini

Address: 1508 Mt Vernon Ave

PROPERTY OWNER Name: Same as above

Address: \_\_\_\_\_

PROPOSED USE: Restaurant expansion of restaurant - trucks

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Barbara Mancini  
Print Name of Applicant or Agent

1508 Mt Vernon Ave  
Mailing/Street Address

Alex Va 22301  
City and State Zip Code

Barbara Mancini  
Signature

703 838 3660  
Telephone # Fax #

02/20/01  
Date

==== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one)  the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Barbara Mancini 100 E. Monroe Ave Alex Va 81%  
Steve Francis 313 Mansion Drive Alex. Va. 19%  
\_\_\_\_\_  
\_\_\_\_\_

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

- To Secure a Beer & Wine License for  
our patrons having dinner.  
- To extend our hours of operation ~~to~~ from  
10pm closing to 12pm.

Dinner will be available from 11:30am until  
~~closing~~ Tuesday - Saturday.

**USE CHARACTERISTICS**

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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 evening dinner (5pm til closing)

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

4 staff per evening shift

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

Day:

Hours:

Tuesday-Saturday dinner 5pm-12pm

Monday-Sunday 7am-5pm Breakfast & Lunch

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

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

No potential noise expected

B. How will the noise from patrons be controlled?

We do not expect additional noise

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

No additional ~~or~~ odors are expected.

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?

Normal food trash

B. How much trash and garbage will be generated by the use?

We expect an additional 10% increase in trash

C. How often will trash be collected?

Twice weekly

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

~~We~~ Our clean up crew walks the property  
and picks up any trash.

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:

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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.  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 residents, employees and patrons?

Our lights in the parking will be utilized

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### ALCOHOL SALES

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

Yes.  No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

We expect to serve approximately 60 guests  
per evening with half ~~purpo~~ purchasing  
either beer or wine,  
on-premise sales only.

**PARKING AND ACCESS REQUIREMENTS**

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

15

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

15 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

C. Where is required parking located?  on-site  off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 11

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

C. Where are off-street loading facilities located? At 1508 Mt Vernon Ave

\_\_\_\_\_  
\_\_\_\_\_

15

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

Day light hours only

E. 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, not to my knowledge

**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?

5100 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5100 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: \_\_\_\_\_

8/16

**RESTAURANT SUPPLEMENTAL APPLICATION**

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 40 At a bar: \_\_\_\_\_ Total number proposed: \_\_\_\_\_

2. Will the restaurant offer any of the following?

\_\_\_\_\_ alcoholic beverages  beer and wine (on-premises)  
\_\_\_\_\_ beer and wine (off-premises)

3. Please describe the type of food that will be served:

Bistro food / Italian specialites  
\_\_\_\_\_  
\_\_\_\_\_

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

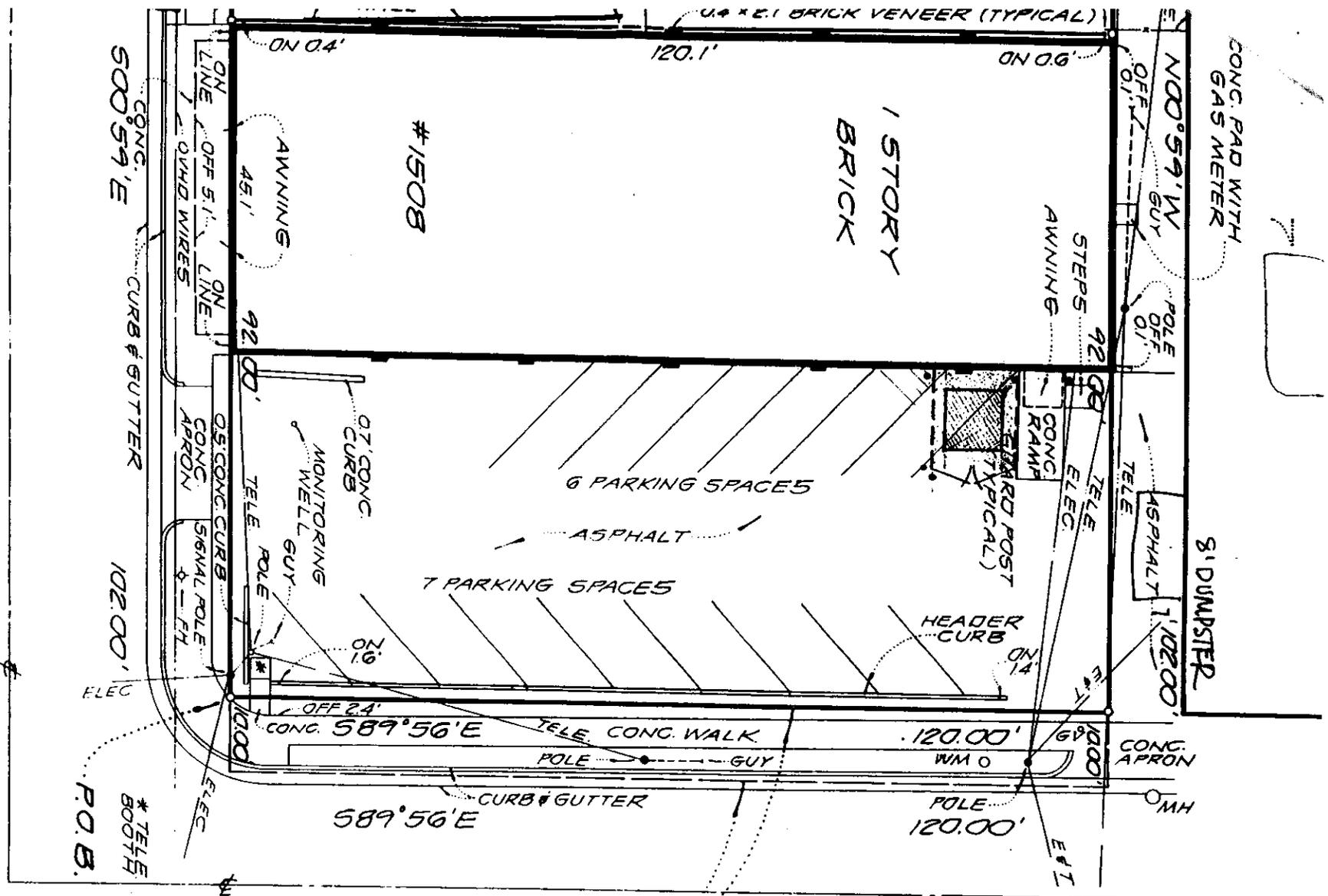
table service \_\_\_\_\_ bar  carry-out \_\_\_\_\_ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? \_\_\_ Yes. \_\_\_ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? \_\_\_ Yes. \_\_\_ No.

If yes, please describe: We are currently allowed to offer live entertainment and may utilize this in the upcoming months.



LESS & EXCEPT 1,200' TO THE BOARD OF SUPERVISORS OF ARLINGTON COUNTY, VIRGINIA (DEED BOOK 285, PAGE 152)

**EAST MONROE AVENUE**  
50' R/W

**NON AVENUE**  
60' R/W

18

ATTACHMENT # 1

SUP 2001-0020



# The Del Ray Citizens Association

P.O. Box 2233

Alexandria, Virginia 22301

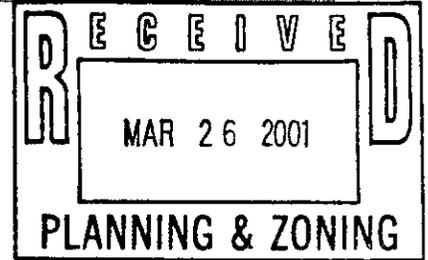
eStablished 1954

**To:** Members of Planning Commission  
Honorable Members of City Council

**From:** Bill Hendrickson, President  
Stephanie Sechrist, Co-chair, Land Use Committee  
Amy Slack, Co-chair, Land Use Committee

**Date:** March 23, 2001

**Subject:** SUP # 2001-0020 for intensification to allow on-premise alcohol sales and extend the hours of operation for a restaurant



The applicant attended the DRCA land use committee meeting on March 14th and presented the application to the committee.

At the Land Use and Executive Committee meetings on March 14<sup>th</sup> and 20<sup>th</sup> the subject case was discussed. Land use and executive committees voted to recommend *support* of the SUP with the following conditions:

- That the hours of operation be extended on Friday and Saturday nights only until 12:00 midnight.
- That the sale of beer and wine be permitted on-site only.
- That the applicant minimize the noise created by the side door near the dumpster to address the adjacent neighbor's concerns.
- That a six month review of the property be undertaken once the SUP is approved.

We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 or Stephanie Sechrist at 703-548-0536 and Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

**PETITION FOR BEER AND WINE LICENSE**



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	PHONE
4/24/01	Kathryn Anecd	548-5733
4/24/01	Rebely Shepherd	548-2811
4-24-01	TRISTAN WRENCH	836-3022
4/24/01	Elizabeth S. Trancoso	4618976
4/24/01	Thomas Ulrich	683-7399
4/24/01	Ariana Taylor-Crandy	548-5942
4-24-01	KATHY KELLY	683-0215
4/24/01	CHRISTOPHER JONES	683-2845
4/24/01	Geol Hart	836-4278
4/25/01	Paddy Waldner	703-739-9061
4/25/01	Shirley Ballard	703-519-0392
4/25/01	Laura Fitz	
4/25/01	Henry Armando	703 938-8680
4/25/01	Carrie Keruse	(703) 998 5816
4/25/01	Steve Smith	703 683 4539
4-25-01	Gareth MacE (207)	703 683 4539
4-25-01	Meredith Little	703 519 8080
4-25-01	Peter Garcia	703-420-7554
4/25/01	[Signature]	703-204-4734
4/23/01	Kathy O'Keefe	703-683-3314
4/24/01	[Signature]	

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	PHONE
20 April 01	Tom Bluff	703 578 4427
20 APRIL 01	Tom Bluff	703-519-7794
20 April 01	Gary Sullivan	(703) 706 9564
20 APR 01	Allyson	703-706-9564
20 APR. 01	Justin	703 548-4860
20 April 01	Tom Van Wagner	703 739 2644
20 APR. 01	Bonnie Rossello	703 519-9293
20 April 01	Stephen Dahlman	703 549 2822
20 Apr 01	Mike	703 549 9690
20 Apr 01	Ken	703 971 5317
21 Apr	Maxwell Jule	703 836 0632
21 APR	Daniel Jule	703-836-7436
21 Apr	Pat K	703 768-3461
21 Apr	Janet	703-833-9481
21 April	Angela Green	703-684-7325
21 April	SAL ALI WPT	703 317-0947
21 April	Maria Teravito	703 836-1048
21 April	Robert Fran	703 228-3663
4/21	DM	703 969-1635
4/21	REBECCA BROCATO	703 694 9464
4/21	Jessica Carter	703 683-3658
4/21	CHRIS USHER	703 739-4347
4/21	Robert Douglas	703-567-3460
4/21	Katherine Han Han	703-548-6406

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	Address
4/18	L Rynjieski	1201 Braddock Pl. #414 Alexandria
4/18	Molly & Robert Grande	3229 Valley Dr Alex. Va 22302
4/18	Laura Man	1400 Wayne St. Alex.
4.18	Amy & Timothy Najarian	1528 Mt. Eagle Pl. Alex.
4.18.01	Leigh Dunkelberger	37 East Rosemont Alex. 22301
4.18	Daniel J. Stirk	216 East Custis Alex. 22301
4/18	John Belcher	904 Mt Vernon Ave Alex VA 22301
4-19	Carolyn Paden	103 E Mason Ave Alexandria VA 22301
4-19	Bill English	103 E MASON AVE ALEXANDRIA VA 22301
4-19	James Cooper	6 W. Mason Ave Al. 22301
4-19	Christine Cooper	6 W. Mason Ave Al. 22301
4-19	Chalin Smith	912 N. Outlook Dr. Alex. VA 22305
4-19	Bruce Burgess	1316 Mt-Vernon Ave. Alex. VA
4/19	Anna Hall	5731 HARVARD CT #232, ALEX, VA 22301
4/19	Ally Ryan	811 Albany Ave, Alex VA 22302
4/19	Patricia Miller	314 E. MASON AVE 22301
4/19	Steve Lewis	606 Ramsey St. 22301
4/19/01	STUART BRADLEY	105 E. GLENDALE AVE ALEX 22301
4/19/01	Caroline Wood	109 5th St SE #200 Wash. DC 20003
4/19/01	Susan Ross	505 S. Fayette St Alex 22314
4/19/01	John Walk	508 Semin Ct Alex 22301
4/21/01	Nora Taylor	1606 Commonwealth Alex. VA 223123

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	
4-14-01	Late Mart	(703)869-6562
4-14-01	Isaac Larson	(703)836-0413
4 APRIL 2001	Jim Owens - Mart	703 836-3157
4/14/01	David Ozeo Ford	703-892-2307
4/14/01	Erin Keryg	703-837-9707
4/14/01	Peter Ramsey	703-836-0060
4/14/01	Mary named Ramsey	703/836-0060
4/14/01	Ron Bates	703/548-1959
4/14/01	Bob Buczek	
4/14/01	Rebecca Ermer	
4/16/01	Dom Wissanann	202 320 2855
4/16/01	Timothy	
4-16-01	Connie Lane	703-518-4341
4-16-01	Royce Cohen	703-684-6650
4-16-01	Susie Carlson	703/518-6488
4/16/01	Ann [unclear]	703-548-2791
4/16/01	Jandra Markwood	703/837-0645
7/16/01	Charles Arran	703-549-1711
4/16/01	Ewan Dow	703 299-5121
4/16/01	Jim Dow	703 299-5121
4/16/01	Timothy	703-751-6704

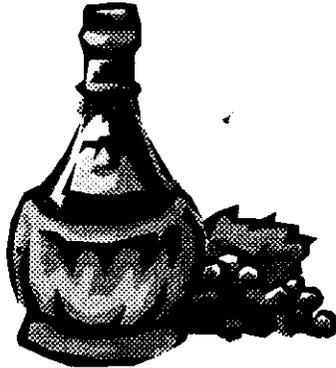
# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	
4/14/00	Adena Gruber	703-836-3912
4/14/02	Rosita Casanova	703-548-0023
4/14/01	Jack Jay	(703) 920-2915
4/14/01	Bally Lane	703 920 2913
4/14/01	Kathleen	703 933 0632
4-1-01	Sharon Blades	703 836-9293
4/14	JACK PATEL	703 549-7673
4-14-01	Mary Miller	703-838-0448
4-14-01	Michael Walker	703-837-0237
" "	J. McLean	703 519-4104
4/14/01	D. Turan	703 684-9376
4/14/01	[Signature]	703-683-6952
4/14/01	Debbie Lacey	703-761-8235
4/14/01	Emmy Cauthen	703-549-8791
4/14/01	Stephanie Blasina	703 933/584
4/14/01	ERIKA MILKO	703-684-3569
4/14/01	Karin Milko (KARIN MILKO)	703/820-7626
4/14/01	Rodney Saldivan	703-541-3793
4/14/01	Dr. D. (Hugh Brooks)	703-861-8113
4/14/01	W.C. Moulton	703-960-6516
4/14/01	[Signature]	703 960-6514

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	Phone #
4/13/01	Druce Coffman	
4/13/01	Elle Coffman	
4/13/01	J. G. Ferguson-Pedrick	703 660-1068
4/13/01	Kathleen O'Dendenhall	703/683-5754
4/13/01	Theresa O'Dendenhall	" " "
4/13/01	Janis Cooper	202-225-2805
4/13/01	Terrance Anderson	703-549-2746
4/14/01	Ken Lutz	703-684-5771
4-13-01	Bea Kinnard	703-971-5253
4-13-01	Michelle A. Kinnard	(202)-582-1879
4-14-01	Sam Maloney	703-622-5207
4 - 01	Wendy Siu	703-750-4541
4B 01	Keenan Alpuska	703-739-5088
4/14/01	Craig Strubbe	703 524 5212
4/14/01	Tommy Kinnard	703 739 4636
4-14-01	George Burkes	703-548-6193
4-14-01	Patricia Ordor	703-739-6266
4.14.01	Andrea McNicholas	703 549-1450
4/14/01	Yolande Fidellon	703-299-6789
4/14/01	David Damiani	703 548-1800
4/14/01	Jeff Payne	703 394 9558

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	PHONE
4-16-01	Patricia Bates	703-751-0378
4-16-01	Jeanne Heying	703-838-1662
4-16-01	Loril Green	703-898-5157
4-17-01	Danielle Pudepecz	703-739-4689
4/17/01	Larry Boyer	703 549 7299
4/17/01	Ellen Beard	703/883-1351
4-17-01	Carlos Carreras	301-868-2223
4/17/01	W. B. Rainey	703 518 9921
4/17/01	William Rainey	703 836 3136
4/17/01	Jan Blackmer	703 836 1315
4/17/01	Barbara Fiedler	703-683-3566
4/17/01	Kath Jesse	703-836-4112
4/17/01	Tom Etinger	703-519-7740
4/17/01	Melody Martin	703-299-2039
	Wade Meyer	703-836-2080
	W B Rainey	703-836-3399
4/17/01	Muffet Feddo	703-519-9280
4/17/01	THOMAS FEDDO	"
	Emerson Fittipaldi	
	Cvet Ricatsoni	
4/18/01	Bruce Falck	703-836-9073

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4/18	Katherine Bowdrey
4/18	Cynthia Lee
4/18	Paul Buech
4/18	Susan Wissmann
4/18	<del>TERESA JAY</del>
4/18	<del>M. [unclear]</del>
4/18	B. [unclear]
4/18	R. L. Mann
4-18	Melanie B. Dahlgren
4-18	Carlos Montecinos
4/18	D. L. [unclear]
4-18	Shelly Corini
4-18	Patrick Valentini
4-18	Christine Oster
4-18	Jessica Miller
4-18	Mary Waldron
4-18	V. Rodger [unclear]
4-18	K. [unclear]
4-18	Low [unclear]
4-18	<del>[unclear]</del>
4/18	Bruce Beckus

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4-19-01	WILLIAM B. RAINY ESQ.
4-19-01	Charles Weaver
4/19/01	STEPHEN P. ALOGNA
4/19/01	Kathleen Graham
4/20/01	Brian Hoover
4/20/01	Susan Walker
4/20/01	Kathleen D. Ikin
4/20/01	Brooke Rose
4/20/01	Chacraun
4/20/01	Cheryl Vann
4/20/01	Arthur Steele
4/20/01	Barbara Boehman
4/20/01	Bruce Dwyer
4/20/01	Linda Dwyer
4/20/01	Donna P. Stowe
4/20/01	J. Nofreus
4/20/01	Rachelle Buzzigun
4/20/01	Carlye Heid
4/20/01	Bill G. Hardy
4/20/01	John Paul

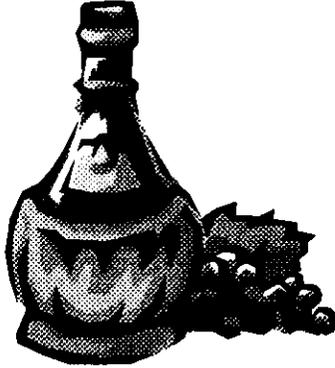
# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4-13-01	<i>[Signature]</i>
4/13/01	KASSALAS <i>[Signature]</i>
4.13.2001	<i>[Signature]</i>
4.13.2001	<i>[Signature]</i>
4/13/2001	<i>[Signature]</i>
4-13-2001	Silvia R. Novati
4-13-01	VEICOLLY
4/13/01	John P. ...
4-13-01	<i>[Signature]</i>
4-13-01	Marybeth Dully
4-13-01	Debra ...
4-13-01	Lynn ...
4-13-01	<i>[Signature]</i>
4-13-01	Cornelia ...
4-13-01	<i>[Signature]</i>
4-13-01	<i>[Signature]</i>
4-13-01	Lee ...
"	<i>[Signature]</i>
4-13-01	<i>[Signature]</i>
	Ulla ...

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4/11/09	Lee B. Gunt 1517 MT. VERNON AVE
4/11/01	<del>John Smith</del>
4/11/01	Wendy K. Campbell, 2301 Mt. Vernon
4-11-01	Mary Elbers 7623 Kingsbury Rd
4/11/01	Myndee Anderson 7521 Berwick Ct
7/11/01	Michael W. Cox 1514 Stanewall Rd. Alexandria, VA 22302
4/11/01	John S. Milburn 417 COMMONWEALTH AVE ALEX 22304
4-11-01	Tucker CARLSON 1602 Orchard St. Alex. VA 22304
4/11/01	Carole F. Davidson 2008 S. ROGERS RD. ALEX. VA 22302
4/11/01	Frank J. Baum 2511 S. FUES ST ART, VA 22202
4/11/01	Angie McGuire 2800 Commonwealth Alex 22305
4/11/01	Bette Jordan 22 W. CATON AVE ALEX 22301
4/11/01	Mohamed Dineil
4/11/01	Meredith Morgan 402 E. Glenhall Ave 22301
4/11/01	Joan Schindler 10301 Monroe Ave, Alexandria
4/11/01	Henry J. Schindler 103 E. MONROE AVE, ALEX VA 22301
4/11/01	Kathy Cooper 306 W. Myrtle
4/11/01	A.S. Eichler 3801 JOCELYN DR. Woodbridge, VA
4/11/01	Rebecca Eichler - 202 E. Mason Ave #302, Alex VA
4/11/2001	Paul Corlino - 202 E Mason Ave #302 Alexandria VA
4/11/01	John Smith - 13 W. St Walnut St, Alex. VA 22301

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4-11-01	Ann Arbo & 13 W. Walnut St.
4-11-01	Bruce Lott 1510 Dewitt Ave.
4/11/01	Missi McCool 1510 DEWITT AVE.
4/11/01	Billy Bush 400 N. View Terrace
4/11/01	Peter Del...
4/11/01	DD's 1301 NODD ST
4/11/01	Alapoveru 911 Portner Pl.
4/11/01	Dr. R. B. Tinsant 911 PORTNER PL.
4/12/01	Suzanne Bradberry 710 9th St, SE WDC
4/12/01	Robert Puhel 710 E. Maple St.
4/12/01	Elizabeth Shely 537 E. Lucy Dr.
4/12/01	Kim Colman 710 Mt. Vernon Ave.
4/12/01	Steven B. Moore 710 MT Vernon Ave
4/12/01	K. Wolford 408 E Nelson Ave
4-12-01	J. Holtz 302 E. Alexandria Ave.
4-12-01	P. Franzberger 122 Commonwealth Ave.
4/12/01	Mary Mullins 1405 Roundhouse Ln #501
4/12/01	Scott Mitchell 19 E OAK
4/12/01	Larry Hirsch 522 Fataine St
4/12/01	Fenton Goodwin 1807 Dewitt Ave.
4/12/01	Mrs. Brenda White 243 Buchanan St

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
9/12/01	<i>[Signature]</i>
4.12.01	MARY DUNCAN 31 W. DELRAY ALEX VA 22301
4/12/01	Frank Arent 15 W Wyatt 22301
4/12/01	<i>[Signature]</i> 916 RICHMOND AVE
4/12/01	Queen Madsen 210 Woodland Terr 22302
4/12/01	Dean Weber 209 Woodland Terr 22302
4/12/01	Laura Burt 5E. House Ave, Alexandria VA 22301
4/12/01	JASON + AMANDA SACKSMAN 510 E. ALEXANDRIA RD. 22301
4/12/01	Jim Macmillan 1908 Mt. Vernon Ave ALEX VA 22301
4/12/01	<i>[Signature]</i> 1908 Mt Vernon Ave 22301
4/12/01	Kince Madson 1908 Mt Vernon Ave 22301
4/12/01	Sam Mangin 7 W. Luray Ave 22301
4/12/01	Margaret VanHalle 800 Quantar Sr. 22301
4/12/01	Alex's Bar 1344 Leslie Ave Alex 22301
4/12/01	Dorene McDowell Alex. 22301
4/12/01	Rosa Argueta 19 E. Bellefonte Ave. Alex.
4/12/01	Brian Murphy 320 Landover St Alex, VA
4/12/01	MARCIA LOHR 310 E. Nelson Ave Alex VA
4/12/01	Elliot Snoddy 1700 New Hope apt 3
4/12/01	Chris Nelson 3114 Circle Hill Rd Alex, Va
4/12/01	Kemy Ates 21 W Myrtle St. Alexandria VA

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME	ADDRESS
4/12/01	KAYE BROWN	506 E. NELSON AVE.
4/12/01	Craig Arrighetti	28 E. Masonic View Ave
4-12-01	Daniel Williams	402 E. Glendale Ave. # 10
4-12-01	Susan Orsical	1517 Mt. Vernon Ave.
4-12-01	Claudia Walker	5943 Kelly Ct 22312
4-12-01	ME WHITE	1710 Mt Vernon av, Alex. VA. 22301
4-12-01	Marilyn Ramey	10609 Springmann Dr FFX 4
4/12/01	Jill Hilde	2301 Jeff Davis Hwy Apt. 16
4/12/01	MIKE CAZIER	1320 BRADDOCK PLACE, ARL, VA
4/12/01	Judith W. Short	303 High St. Alex 22302
4/12/01	JIM ZANAC	198 MARSH LA
4/12/01	Ken W. X. Dore	Romania, VA
4/12/01	Don Wall	Alexandria VA
4/12/01	John S. H.	Alexandria Va
4/12/01	Ronnie M. Bush	Alexandria, VA
4/12/01	CATHERINE BOLTAN	Alex. VA 22301
4/12/01	Shirley Spangler	Alex VA 22307
4/12/01	Molly Zurn	1401 Orchard St Alex 22302
4/12/01	Margaret Perry	
04/12/01	Adrienne Miller	413 Clifford Ave.
04/12/01	Tal G. Walling	CHEVY CHASE, MD 20815

# PETITION FOR BEER AND WINE LICENSE



Mancini's Café is in the Process of Applying for our Beer & Wine License. Those in Favor Please Sign Below!

DATE	NAME
4/12/01	Wilhelmine Thomas
4/12/01	Glenn Thomas
4/12/01	Donald Miller
4/12/01	Neil Welsh 413 E. Ave
4/12/01	Michael Farnell 2107 Russell Rd
4/12/01	Michael Stuber FBI
4/12/01	Chip Amyx Steele Howell Ave
4/12/01	Craig Stuber Howell Ave
4/12/01	Tom Board Mt Veemon
4/12/01	Leslie Karsner
4/12/01	Tom Kassel
4/12	Mr. Olson
4/13/01	Carol Callaway
4-13-01	Judith
4-13-01	Wendy K
4-13-01	Ed Balog
4-13-01	Bridget M. Balog
4/13/01	Sam Reed
4/13/01	Tom Hall
4/13/01	Sharon
4/13/01	Enka Benson



EXHIBIT NO. 2

JUL 2001  
C.C. of 5-12-01  
RECEIVED  
MAY 7 2001  
PLANNING AND ZONING DIVISION

Steve and Joan Schindel  
103 E. Monroe Avenue  
Alexandria, VA 22301

18 ✓  
5-12-01

May 4, 2001

City of Alexandria  
Planning and Zoning Department  
301 King Street  
Alexandria, VA 22314

Re: Mancini's Restaurant

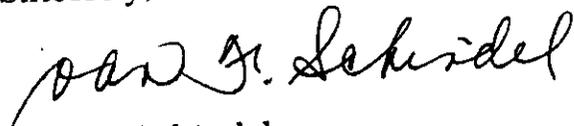
Dear Planning and Zoning:

I am writing in support of Mancini's request for a beer and wine license. I have been a customer of both of Mancini's restaurants over the years and I am a long time resident of Del Ray. Mancini's is a wonderful neighborhood institution and it has added so much to the ambience of Mt. Vernon Avenue.

We enjoy walking to the restaurant in the evenings and having dinner close to home. We often see our neighbors there. We also like the feeling it has of a family restaurant. We want the evening business there to succeed since it is such a part of the neighborhood and a beer and wine license would help with this.

I appreciate your consideration of this request. If you have other questions, please contact me.

Sincerely,

  
Joan F. Schindel

Claire M. Eberwein  
Room 2300, City Hall  
301 King St.  
Alexandria, VA 22314

Robert Stefanski  
235 E. Monroe Av  
Alexandria, VA 22301

May 8, 2001

Dear Councilwoman Eberwein

I reside at 235 E. Monroe Av. Alexandria three doors down from Mancini's Restaurant. I urge you to vote against the Special Use Permit #2001-0020 for the following reasons.

Additional pressure will be put on parking on Monroe Av. The present regulations allow for parking on the south side of the street.

The additional trash and litter generated by the addition of beer and wine sales.

The extra noise generated in a residential neighborhood by the extended hours requested in the application.

In the past Ms Mancini has failed to live up to her obligations under other Special Use Permits, and there is no reason to believe that she will live up to her responsibilities if you grant this Permit. I urge you to listen to the residents who have past experience with the applicant and have signed the petition against this application.

Respectfully,

Robert Stefanski

18.  
5-12-01

**MIME:russell.b.davis** To: mayoralx@aol.com @ INTERNET, billclev@home.com @ INTERNET,  
**.jr@census.gov** vote4eberwein@aol.com @ INTERNET, wmeuille@wdeuille.com @ INTERNET,  
05/09/01 05:51 PM delpepper@aol.com @ INTERNET, dspeck@aol.com @ INTERNET, council-  
woodson@home.com @ INTERNET  
cc:russell.b.davis.jr@census.gov @ INTERNET, Sandy Murphy@Alex,  
mlynsmith@home.com @ INTERNET, mbrandon99@home.com @  
INTERNET, Beth Temple@Alex, Joanne Pyle@Alex, Judy Stack@Alex,  
jluby@home.com @ INTERNET  
Subject: Special Use Permit #2001-0020 for Mancini's

This Saturday, as you know, the City Council will be reviewing the request by Mancini's for alcohol sales and extending the hours of operation (Special Use Permit #2001-0020). I strongly support this request, as does the Del Ray Community Association. Apparently, one neighbor, who moved in after Mancini's Restaurant opened, created enough of a stir at the Planning Commission meeting that the Planning Commission voted the request down although the chair had been in initial support.

It would be a shame if an excellent neighbor and business as Mancini's has been were unduly discouraged in its pursuit of success. Mancini's is a rather quiet, very clean operation with a quality product. Barbara Mancini has done a fine job of bringing a very positive business into our neighborhood. As a resident of 15A E. Windsor Avenue, my wife Russell Wiley and I frequently use this restaurant.

Mancini's is a very appropriate use of this space at the corner of Monroe and Mt. Vernon Avenues. The requested changes would not make it less so. We do not want to discourage businesses in this corridor who are operating within reasonable parameters, as Mancini's is certainly doing.

I urge the seven members of the Alexandria City Council to support this S.U.P. We need for Mancini's to prosper, and with your help it can do so. I look forward to testifying on Saturday and sharing my thoughts with you in person. I thank you in advance for your positive consideration of this matter.

PETITION

To: Alexandria Office of Planning and Zoning  
 Alexandria Planning Commission  
 Alexandria City Council

Subject: Barbara Mancini Application for Special Use Permit #2001-0020

The subject application has been submitted for consideration at the Tuesday, May 1, 2001 Alexandria Planning Commission meeting and the Saturday, May 12, 2001 Alexandria City Council meeting. The subject application requests that Mancini's Restaurant, located at 1508 Mount Vernon Avenue, Alexandria, Virginia, be permitted to (1) secure a beer and wine license for service on the premises, and (2) extend the restaurant's hours of operation from 10 p.m. closing to 12 p.m. on Fridays and Saturdays.

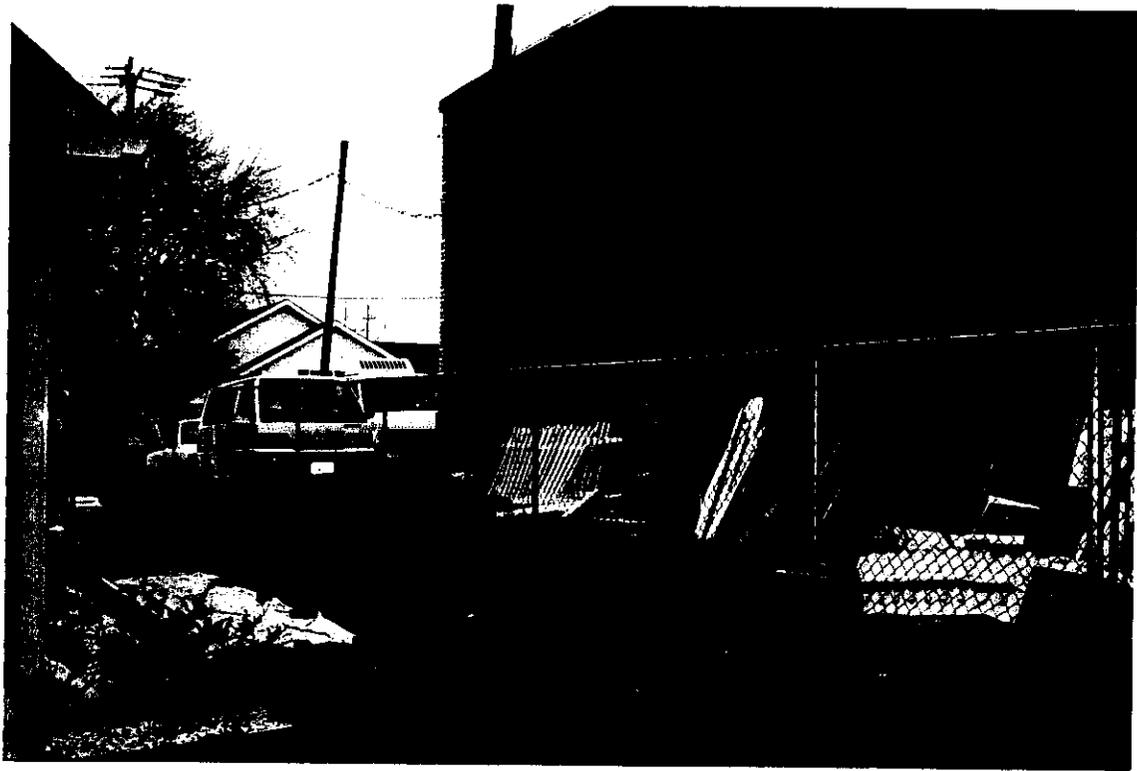
The residents who have signed this petition object to the approval of Special Use Permit #2001-0020.

Name	Signature	Address	Date Signed
Teddi Baker	<i>[Signature]</i>	235 E. MONROE AVE ALEX VA 22301	24 Apr 01
ROBERT STEFANSKI	<i>[Signature]</i>	235 E Monroe	24/Apr/01
Mary Owens	Mary H. Owens	224 E. Monroe	24/Apr/01
ROBERT WEHRLÉN	Robert Wehrle	304 E. NELSON AVE	24/APR/01
MARIA WEHRLÉN	Marie Wehrle	304 E Nelson Ave	24/APR/01
Robert Ford	Robert Ford	302 E. Nelson Ave	24/4/01
BRUCE ROLLINS	Bruce Rollins	312 E. NELSON AVE	4/24/01
CECILIA ROLLINS	Cecilia Rollins	312 E. NELSON AVE	4/24/01
Kathel Spalding	K Spalding	222 E. Monroe Ave	4/24/01
Miguel Contreras	Miguel Contreras	231 E Monroe Ave	4/24/01
Kristin Dillon	Kristin Dillon	223 E Monroe Ave	4/24/01
JOHN BAZILUK	John S. Baziluk	219 E Monroe Ave	4-24-01
Yvonne Arnold	Yvonne Arnold	278 Monroe Ave	4-24-01
Enka Leselle	Enka Leselle	214 E Monroe Ave	4/24/01
Jeri Spalding	Jeri Spalding	222 E. Monroe Ave.	4/24/01
Pedro A. Diéto	Pedro A. Diéto	226 E. MONROE AVE.	4/24/01
Roberta Stefanski	Roberta Stefanski	235 E. MONROE AVE	4/24/01
Gerald S. Smith	Gerald S. Smith	315 E. Nelson Ave	4/25/01
Barbara M. Levering	BARBARA LEVERING	313 E Nelson Ave	4/25/01
Lana Slack	LANA SLACK	311 E. Nelson Ave	4-25-01
Lee Stearns	Lee Stearns	301 E. Nelson Ave	4-25-01
Lee Thompson	Lee Thompson	319 E. Nelson	4-25-01

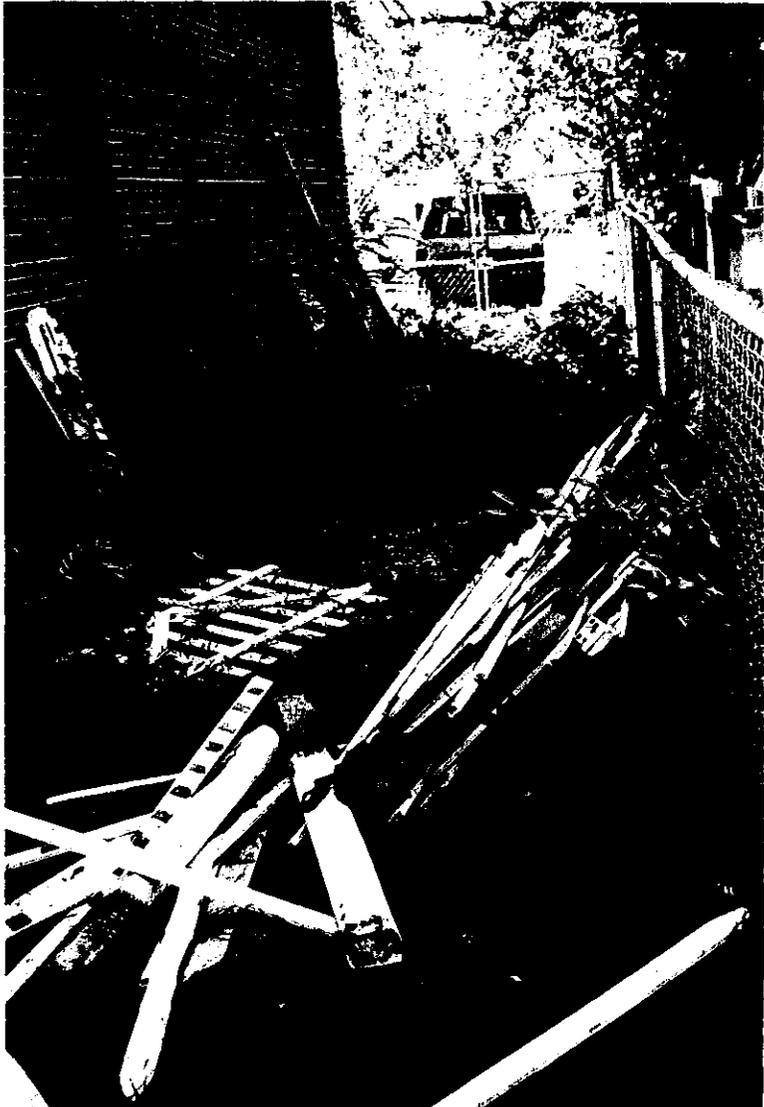








#17 SUP 2001-0020







# SPEAKER'S FORM

18  
5-12-01

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 18

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

1. NAME: Duncan W. Blair
2. ADDRESS: 112 S. 4th St.
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? B. Mancini
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES  NO \_\_\_\_\_

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present; provided, notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The Public normally may speak before Council only at Public Hearing Meetings *usually* held on the *Saturday following the Second Tuesday* in each month. Members of the public will normally not be permitted to speak before Council at the Regular Meetings held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak can be waived by a majority vote of Council members present but such a waiver is not normal practice.

### Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time can be reduced at the discretion of the Mayor.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address the Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers will be called in the chronological order of their request forms' submission. Any speakers not called during the public discussion period, will have the option to speak at the conclusion of the Council meeting after all docketed items have been heard.

EXHIBIT D: MANCINI DUMPSTER ON 3 DIFFERENT OCCASIONS.

18  
5-12-01



SUNDAY,  
APRIL 22

EXHIBIT NO. 3



WEDNESDAY,  
APRIL 25

EXHIBIT D: MANCINI DUMPSTER (CONTINUED)



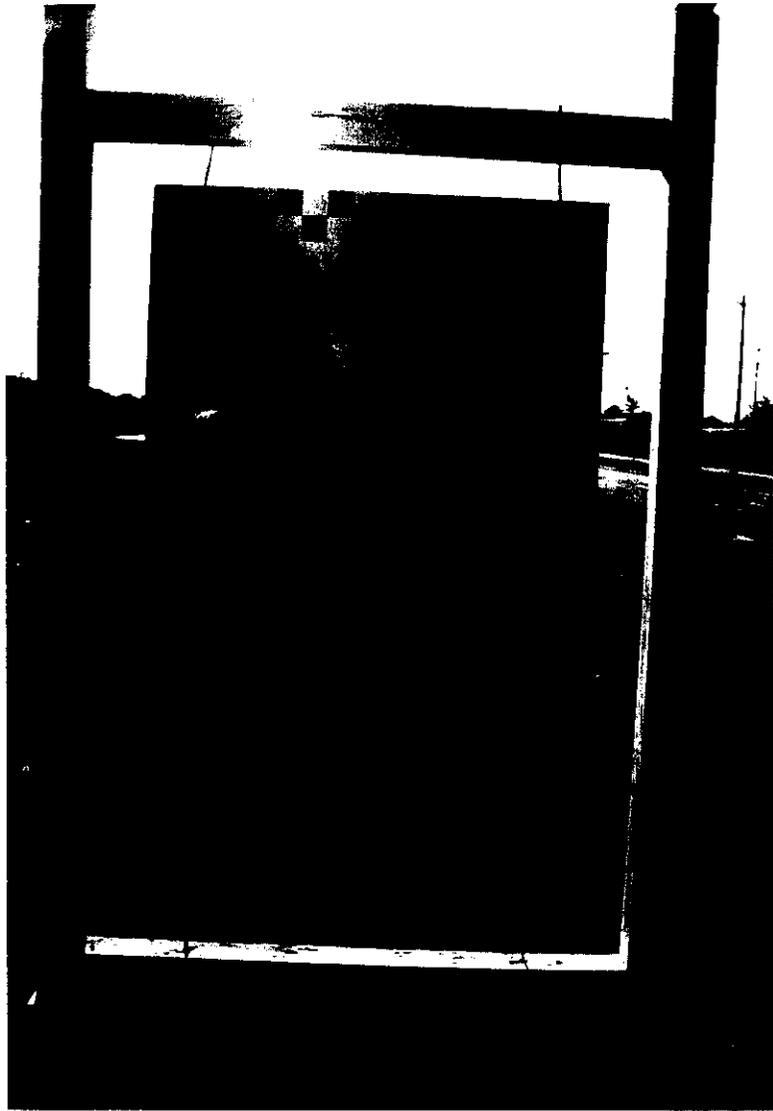
SUNDAY,  
APRIL 29

EXHIBIT E: MANCINI BUSINESS OPERATIONS

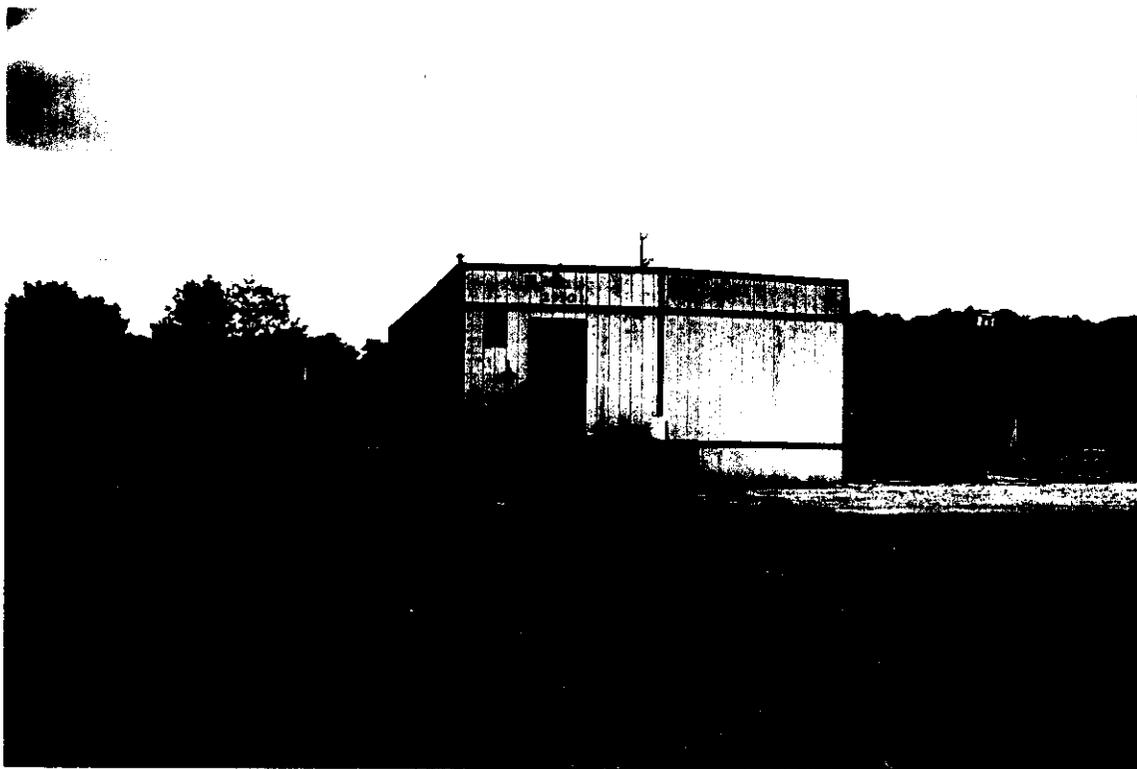


TRUCK AT  
MT. VERNON  
AVE.  
LOCATION

EXHIBIT E: MANCINI BUSINESS OPERATIONS (CONTINUED)



SIGN AT  
EISENHOWER  
AVE. LOCATION



EISENHOWER  
AVE.  
LOCATION

EXHIBIT NO. 4

THE DEL RAY CITIZENS  
ASSOCIATION

18  
5-12-01

P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

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**To:** Honorable Members of City Council  
**From:** Del Ray Citizens Association Land Use Committee  
 Amy Slack, presiding Co-chair  
 Bill Hendrickson, President  
**Date:** May 10, 2001  
**Subject:** SUP # 2001-0020 request for intensification to allow on-premise alcohol sales and extend the hours of operation for a restaurant at 1508 Mount Vernon Avenue.

On March 14<sup>th</sup> the applicant attended the our meeting and presented the application to the committee. We also heard from the adjoining neighbors at 239 East Monroe Avenue who presented their concerns.

As a result of the discussion, the committee voted unanimously to support the request with the following conditions:

- That the hours of operation be extended on Friday and Saturday nights only until 12:00 midnight.
- That the sale of beer and wine be permitted for on-site consumption only.
- That the applicant minimize the noise created by the side door near the dumpster to address the adjacent neighbor's concerns.
- That a six month review of the property be undertaken once the SUP is approved.

The Executive Committee voted on March 20<sup>th</sup> to support Land Use.

On May 9<sup>th</sup> the Land Use Committee voted unanimously to reiterate our support of the SUP request and write to the City Council to outline our rationale.

At our March 14<sup>th</sup> meeting, we had discussed the technical merits of the request.

- In the past year there were no records of complaint nor were there any violations of the current SUP. Prior complaints from neighbors at 239 East Monroe had been satisfactorily resolved.
- Compared to other restaurants on the Avenue, the request for a 12:00 midnight closing seemed reasonable for Friday and Saturday nights. Nearby restaurants close at 11:00 PM and the Majestic Lounge operates until 2:00 AM. The proposed light fare of wine, beer, coffee, and a dessert menu were viewed as a desirable addition to the neighborhood.
- Other restaurants in the community, namely Monroe's, South China Restaurant, Los Amigos, The Evening Star with the Majestic Lounge, Thai Peppers, Taqueria Poblano, Bombay Curry Company and The Calvert Grille all have SUPs that allow beer and wine sales.

The decision of the committee was also influenced by our vision, as described in the Mount Vernon Avenue Guidelines, of thoughtful development uses aimed at pedestrian traffic. We feel that Mrs. Mancini's request complements the existing businesses and it also moves us closer

toward that goal by expanding redevelopment potential to the lower end of the Avenue. We believe Mrs. Mancini will offer a place in Del Ray where one could go to enjoy coffee and dessert, beer or a glass of wine after an evening movie or show. She expresses no interest in maintaining a "bar" but rather a quiet atmosphere more suitable to a mature clientele.

As the Capital Improvements by the City continue to unify Mount Vernon Avenue, we anticipate that the beautification will increase revitalization efforts along the lower business district where Mancini's is a vanguard.

An issue raised at the Planning Commission hearing concerned the ancillary catering operation. The Evening Star, Ann MeMe's, The Calvert Grille, and Monroe's also supplement their operations with catering which contribute to the viability of all these establishments making them more successful and stable members of the community. Land Use Committee sees these secondary use as a positive enterprise.

Finally, Del Ray advocates have worked hard and we have been very fortunate to attract businesses we want into our community. These businesses are often modest to start, with hopes for future expansion. Mancini's has reached the point where in can, once again, grow slowly, smartly, and in a way that is of benefit to the community. And as a community not only should we encourage this type of growth, but we should support it.

We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 / alsdmf@earthlink.net or Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

APPLICATION for SPECIAL USE PERMIT # 2001-0020

[must use black ink or type]

PROPERTY LOCATION: 1508 Mt. Vernon Avenue

TAX MAP REFERENCE: 4302-09-13 ZONE: CL

APPLICANT Name: Barbara Mancini

Address: 1508 Mt Vernon Ave

PROPERTY OWNER Name: Same as above

Address: \_\_\_\_\_

PROPOSED USE: Restaurant expansion of restaurant - hours

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Barbara Mancini  
Print Name of Applicant or Agent

1508 Mt Vernon Ave  
Mailing/Street Address

Alex Va 22301  
City and State Zip Code

Barbara Mancini  
Signature

703 838 3660  
Telephone # Fax #

02/20/01  
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 5/1/01 Recommend Denial 7-0

ACTION - CITY COUNCIL: 5/12/01PH -- See attached.

18. SPECIAL USE PERMIT #2001-0020  
1508 MT VERNON AV  
MANCINI'S RESTAURANT

Public Hearing and Consideration of a request for a special use permit for intensification to allow on-premise alcohol sales and to extend the hours of operation for a restaurant; zoned CL/Commercial Low. Applicant: Barbara Mancini.

COMMISSION ACTION: Recommend Denial 7-0

Councilman Speck requested Planning and Zoning Director Fogarty to take a new and fresh look at the whole matter of defining closing hours.

City Council overturned the Planning Commission and approved the application, with the following amendments: amended condition no. 5 by striking the words "including loading and unloading,"; amended condition no. 16 to read: "16. Loading or unloading shall only occur between 6 a.m. and 10 p.m., and no loading or unloading shall occur from the City right-of-way unless authorized by staff." ; staff is to include some language in condition no. 26 that says something to the effect: "that if the director has received a request from any person to docket the permit for review, it should be as a result from a complaint that rises to the level of a violation."; amended condition no. 28 to read: "The dumpster shall be located adjacent to the building as depicted on the plat referenced in Ordinance #4048 and shall be completely screened from public review to the satisfaction of the Director of Planning and Zoning, with the requirement that the dumpster be serviced at least three times a week."; and added the staff note as condition no. 29 which reads: "29. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour."

Council Action: \_\_\_\_\_

#### ORDINANCES AND RESOLUTIONS

19. Public Hearing, Second Reading and Final Passage of An Ordinance authorizing the Issuance of General Obligation Capital Improvement Bonds for Various Public Improvements in the estimated maximum amount of \$54,500,000; and providing for reimbursement to the City of Alexandria from Bond Proceeds. (#16 4/10/01) **[ROLL-CALL VOTE]**

City Council passed the Ordinance on its Second Reading and Final Passage.  
ORD. NO. 4198

Council Action: \_\_\_\_\_

20. Public Hearing, Second Reading and Final Passage of an ordinance to add a new Section 5-8-117 to the City Code to revise the procedures for approval, in residential areas, of on-street parking spaces reserved for the use of persons with disabilities. (#17 5/8/01) **[ROLL-CALL VOTE]**

City Council passed the Ordinance on its Second Reading and Final Passage.  
ORD. NO. 4199

Council Action: \_\_\_\_\_