

EXHIBIT NO. 1

8
10-13-01

Docket Item #5
SPECIAL USE PERMIT #2001-0086

Planning Commission Meeting
October 2, 2001

ISSUE: Consideration of a request for a special use permit for (1) a change of ownership, (2) addition of indoor seating, (3) addition of outdoor seating, and (4) reduction of off-street parking for an existing convenience store/restaurant.

APPLICANT: Im Sook Chang
by Donnie D. Goodwin

LOCATION: 1606 Mount Vernon Avenue
Mount Vernon Deli

ZONE: CL/Commercial Low

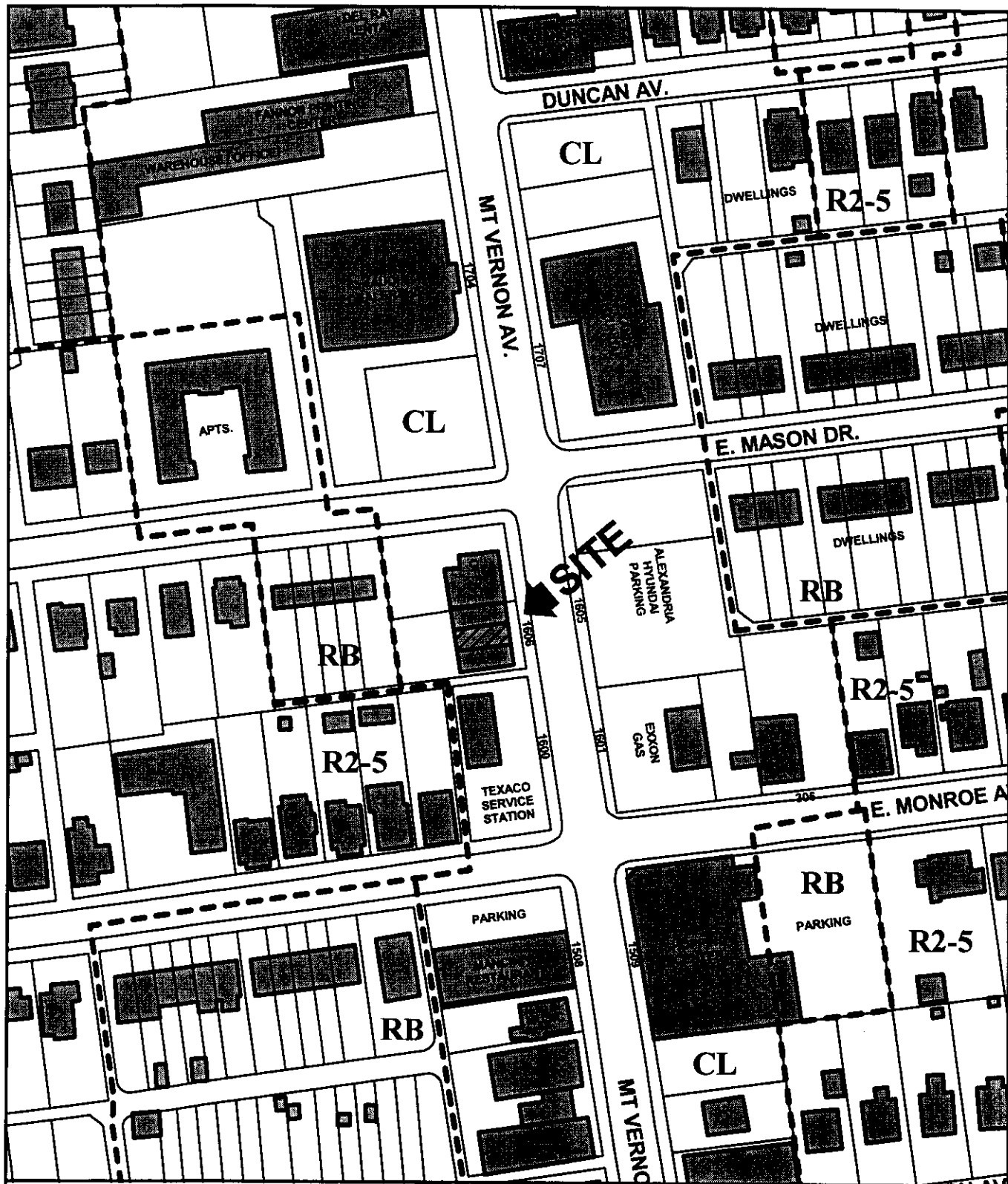
PLANNING COMMISSION ACTION, OCTOBER 2, 2001: On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to add Condition #25. The motion carried on a vote of 6 to 0. Mr. Gaines was absent.

Reason: The Planning Commission agreed with the staff analysis and believed that the installation of masonry pavers on the private property adjacent to the restaurant in conjunction with the City's work in the right-of-way would improve the appearance of the property.

Speakers:

Amy Slack, on behalf of the Del Ray Citizens Association, expressed concerns about the applicant's ability to police the exterior of the building for litter and about the demand for on-street parking if the outdoor seating is approved. She stated that the Association supported the addition of outdoor seating with a condition that brick pavers be installed in the seating area and that outdoor trash containers consistent with the Mount Vernon Design Guidelines be installed.

Donnie Goodwin, agent for the applicant, stated that he did not believe it would be a financial burden to install the pavers and would encourage the property owner to make this improvement.



SUP #2001-0086

10/02/01



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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2704-A)
2. The hours of operation shall be limited to 7:00 A.M. to 11:00 P.M., seven days a week. (P&Z) (SUP #2704)
3. CONDITION AMENDED BY STAFF: One standard City trash container shall be furnished to the City of Alexandria for installation by the City on the adjacent public right-of-way. The applicant shall obtain, at their expense, one Model SD-2 Bethesda Ironside Series trash container to replace the existing street box. (P&Z) (SUP #2704) (P&Z)
4. 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 daily, and more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #2704)
5. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2704)
6. Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP #2704)
7. CONDITION DELETED BY STAFF: Trash and garbage shall be collected every day that service is available. (P&Z) (SUP #2704) (P&Z)
8. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP #2704)
9. CONDITION AMENDED BY STAFF: Kitchen or other types of equipment shall not be cleaned outside, nor shall any cooking residue or other wastes be washed into the streets, alleys, sidewalks or storm sewers. (T&ES) (SUP #2704-A) (T&ES)

10. CONDITION AMENDED BY STAFF: All reasonable steps shall be taken to minimize The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services, outside the restaurant to the satisfaction of the Health Department. (P&Z) (SUP #2704) (T&ES)
11. CONDITION AMENDED BY STAFF: Beer and wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. No single container (one that is less than 40 ounces or less in size) of beer shall be sold and no fortified wines (any wine with alcohol content of 14 percent or greater) shall be sold. (P&Z) (SUP #2704-A) (P&Z)
12. CONDITION DELETED BY STAFF: The applicant shall replace the existing signs to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2704-A) (P&Z)
13. CONDITION DELETED BY STAFF: The hours of operation shall be posted at the entrance to the restaurant. (P&Z)(SUP #99-0140) (P&Z)
14. No amplified sound shall be audible at the property line. (P&Z)(SUP #99-0140)
15. 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 permitted to accumulate on site outside of those containers. (P&Z) (SUP #99-0140)
16. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police)(SUP #99-0140)
17. CONDITION ADDED BY STAFF: No live entertainment shall be provided at the restaurant. (P&Z)
18. CONDITION ADDED BY STAFF: The use of loudspeakers outside of the restaurant shall be prohibited. (T&ES)

19. CONDITION ADDED BY STAFF: Indoor and outdoor seating may be provided for no more than 24 patrons if the applicant can meet Health Department and Code Enforcement requirements prior to their use. Outside dining facilities may be provided in a manner consistent with the attached plan and shall not encroach on the public right-of-way. The hours of operation of the outdoor dining area shall be limited from 8:00 a.m. to 8:00 p.m. daily. The outdoor dining area shall be cleared of all diners by 8:00 p.m. and shall be cleaned and washed by 8:30 p.m.(P&Z)
20. CONDITION ADDED BY STAFF: The applicant shall provide planters with evergreen landscaping in the outdoor dining area to the satisfaction of the Director of Planning and Zoning and shall maintain the landscaping in good condition. (P&Z)
21. CONDITION ADDED BY STAFF: The pay telephone located in front of the restaurant shall be removed. (P&Z)
22. CONDITION ADDED BY STAFF: Any exterior renovations and signage shall be consistent with the Mt. Vernon Avenue Design Guidelines. (P&Z)
23. CONDITION ADDED BY STAFF: The applicant shall remove all existing neon signage.(P&Z)
24. CONDITION ADDED BY STAFF: The Director of Planning and Zoning shall review the special use permit after it has been operational for 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 as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
25. **CONDITION ADDED BY PLANNING COMMISSION: The applicant shall install masonry pavers at the time the City upgrades the streetscape in this section of Mount Vernon Avenue. (PC)**

DISCUSSION:

1. The applicant, Im Sook Chang by Donnie D. Goodwin, requests special use permit approval to change the ownership, and add indoor and outdoor seating, with a reduction of off-street parking for the existing convenience store/restaurant located at 1606 Mount Vernon Avenue.
2. The subject property is one lot of record with 62 feet frontage on Mount Vernon Avenue, a depth of an estimated 111 feet and a lot area of 6,833 square feet. The property is developed by a one-story commercial building that was constructed in 1938. The building is occupied by three tenants: Mount Vernon Deli, an upholstery shop, and a beauty salon.
3. In 1993, City Council granted Special Use Permit #2704 to allow Chong Chan-Wook to expand the store to allow hot and grilled foods to the existing cold sandwich and salad food service business.

Since that time, the operation of the business has changed hands and is currently operated by Im Sook Chang. The applicant has filed a request to administratively change the ownership of the restaurant. On July 5, 2001, in conjunction with the applicant's request, staff inspected the restaurant and observed several violations of the permit conditions. Specifically, staff observed that the hours of operation were not posted as required by Condition #8, and that trash was not placed in sealed containers as required by Condition #15. Staff issued a citation for the violation and docketed the change of ownership request for public hearing (see attached).

4. The applicant requests after the fact permission to change the ownership of the restaurant and to add indoor and outdoor seating. The applicant also seeks permission for a reduction of off-street parking.
5. The applicant currently offers deli sandwiches and other food items for carryout service. She requests permission to provide 16 seats inside the restaurant and eight seats outside the restaurant to allow patrons to consume their meals on the premises. As the proposed outdoor seating will be located on private property, no encroachment approval is necessary.

However, the BOCA National Plumbing Code prohibits any seats, whether for customers or employees, unless public restrooms are available. Health Department staff have also advised that public restroom facilities are required if seating is proposed (see attached comments). The applicant has advised staff that she is aware of this requirement and believes she will be able to comply with it.

6. The approved hours of operation are 7:00 a.m. to 11:00 p.m. daily, although the applicant currently operates the restaurant between 7:00 a.m. and 6:00 p.m. daily.
7. Two employees currently operate the restaurant and the application materials indicate that only two to three employees will operate the restaurant at any one time.
8. No other changes are proposed to the operation of the restaurant.
9. Carryout service is offered; no delivery service is provided or proposed. No live entertainment is proposed.
10. The applicant advised staff that trash and recyclables are stored respectively in two trash containers behind the building until trash is collected once a week.
11. According to the application materials, loading and unloading operations may occur as frequently as daily between the hours of 10:00 a.m. and 2:00 p.m. in front of the building on Mount Vernon Avenue.
12. Pursuant to Section 8-200(A)(8) a minimum of six parking spaces is required for a restaurant with 24 seats. An informal parking area, accessed via an alley from Monroe Avenue, exists behind the building and is used primarily by employees of the existing businesses. Therefore, the applicant requests a parking reduction to provide no off-street parking spaces where a minimum of six spaces is required.
13. As justification for her request, the applicant has advised staff that there is ample on-street parking in front of the building on Mount Vernon Avenue and that the frequent turnover of these spaces allows them to be used by customers to her restaurant as well as the adjacent businesses.
14. 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.
15. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for small scale retail and service uses.

STAFF ANALYSIS:

Staff has no objection to the applicant's requests to change the ownership of the restaurant, to add indoor and outdoor seating, with a reduction of off-street parking for the existing restaurant/convenience store located at 1606 Mount Vernon Avenue. The proposed seating will likely provide an amenity for the applicant's customers and the outdoor seating in particular will add to the vitality of this section of Mount Vernon Avenue. However, the applicant is not permitted under Health Department regulations to have seats for use by customers unless she provides restroom facilities. Given this code requirement, if special use permit approval for the seats is granted, the applicant must resolve the Code and Health Department issues prior to installing and using the seats. Staff has recommended a condition to this effect.

As to the applicant's request for a parking reduction, both Planning and T&ES staff believe that, given the small size and the character of the restaurant, including its limited menu, it is likely that the restaurant will continue to cater to its existing base of customers whose demand for parking may be accommodated by the existing on-street parking. Staff does not believe that the addition of outdoor seating will create a greater demand for parking than is currently experienced by the restaurant. In addition, employees will continue to park off-street in a small parking area behind the building, and staff has included a condition requiring employees who drive to the restaurant to park in that area.

In order to improve the appearance of the restaurant and enhance the attractiveness of the proposed outdoor dining area, staff recommends that the applicant provide planters with evergreen landscaping and remove the existing pay telephone in front of the restaurant and has included conditions to this effect. Staff notes that the past operator replaced the signage as required by Condition #12; therefore, staff has deleted this condition. Staff has included a new condition requiring any exterior improvement to the property and signage to comply with the Mount Vernon Design Guidelines and recommends that the existing neon sign be removed.

Finally, staff has included a condition requiring a review of the restaurant one year after approval so that if there are problems with its operation, including the seats, additional conditions may be imposed. 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:

- F-1 The proposed outdoor seating will not encroach on the right-of-way and T&ES has no objection to this portion of the application.
- F-2 T&ES has no objections to the proposed parking reduction. Most of the restaurant customers will be walk-up, and the deli does not have evening hours when parking demands are highest. T&ES anticipates minimal impact on available on-street parking.
- C-1 The applicant comply with the City of Alexandria's Noise Control Code, Chapter 11, Section 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 The use of loudspeakers or musicians outside of the restaurant shall be prohibited.
- R-2 The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-3 Kitchen or other types equipment shall not be cleaned outside, nor shall any cooking residue or other wastes be washed onto the streets, alleys, sidewalks or into storm sewers.
- R-4 The applicant shall obtain, at their expense, one Model SD-42 Bethesda Ironsite Series trash container to replace the existing street box.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups (A3, assembly and mercantile), and is subject to the mixed use and occupancy requirements of USBC 313.0.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders cannot discharge to the building drainage system through a grease interceptor.

- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on-site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This carry-out facility is currently operating as Mount Vernon Deli under permit #16F-635-1, issued to In Hee Han. The new owner, Im Sook Chang, has applied for a new restaurant permit and an inspection was completed on 7/16/01. Certain violations were noted and need to be corrected before a new permit may be issued.
- C-3 This facility and all modifications must current Alexandria City Code requirements for food establishments.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-5 Permits and/or approval must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be on duty during all hours of operation.
- C-8 Restrooms serving restaurant must meet Alexandria City Code, Title 11, Chapter 2, requirements.

- C-9 Alexandria City Code requires "At least 1 toilet and not fewer than the toilets required by Law shall be provided." This facility has ONE toilet, located at the back of the store, for employees and none for the public.
- C-10 Rules and Regulations of the Board of Health, Commonwealth of Virginia Governing Restaurants, Section 18.1 requires toilets for employees and the public. Access to public toilets through food preparation, storage, and utensil-washing areas is prohibited.
- C-11 This carry-out facility will not be allowed to provide seating for or encourage dining in or around the premises unless public toilets are provided without going into any of the restaurant food areas.
- C-12 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- F-1 No objection to the indoor and outdoor seating. A security survey and robbery awareness program were completed on July 12, 2001.

APPLICATION for SPECIAL USE PERMIT # 2001-0086

[must use black ink or type]

PROPERTY LOCATION: 1606 Mount Vernon Ave 22301

TAX MAP REFERENCE: 043 02 -05-11 ZONE: CL

APPLICANT Name: Donnie D. Goodwin
I'm Sook changed by

Address: 3916 Maury Pl Alex. VA. 22309

PROPERTY OWNER Name: Donald Treger

Address: 703 n. Naylor St. Alex Va 22304

PROPOSED USE: Deli carry out / 4 Tables ^{inside} with 4 seat each and 2 Tables outside on side walk with 4 seat each.
Mt. VERNON Deli + PARKING REDUCTION

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.

Donnie D. Goodwin
Print Name of Applicant or Agent

Donnie D. Goodwin
Signature

3916 Maury Pl
Mailing/Street Address

703 780 8998 1-888-749-6750
Telephone # Fax #

Alex VA. 22309
City and State Zip Code

7-11-01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 2001-0086

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.

Im Sook Chang is the sole owner of
the ~~the~~ Dell

3916 Manry PL Alex. VA. 22309

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)

Mt. Vernon Deli is a fast food carry out.

We feel that by adding tables (4 tables and 16 seat to the inside) and 2 tables and 8 seat outside

We hope that ~~this~~ this will allow our ~~customers~~ patron a safe and Relaxing place to enjoy there lunch. lunch is about the only time that the tables will be used maybe a few tables at breakfast time.

there will only be 2 to 3 employees working at any one time. they can ~~park~~ park in the rear.

There should be no noise generated and no exter generated trash.

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).

Store hours 7^{AM} to 6^{PM} 16 patrons at any one time
is the most that we will ever see.

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

There is no more than two employees
working here

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

Day:

Hours:

mon

7 am to 6 pm

Tue

7am to 6 pm

wed

7am to 6 pm

Thur

7am to 6 pm

Fri

7am to 6 pm

Sat

9am to 5 pm

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

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

there no noise level increase

B. How will the noise from patrons be controlled?

We are mostly carry out no noise
will be generated

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

only the odor of cooking Bacon for sandwich

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?

only paper that will be cleaned
as the day goes

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

Two city trash Cans per week

C. How often will trash be collected?

once a week

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

by add covered trash cans and
picking up trash every hour or as needed.

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:

n/a

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:

n/a

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

The hours of operation will only be day
light hours.

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.

none

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?

4 parking spaces

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

0 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

~~0~~ 4 Other. street parking

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:

Front of store curb side

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? none

B. How many loading spaces are available for the use? none

C. Where are off-street loading facilities located? Front of store.

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

Between 10 AM & 2 PM.

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

once a day or 2 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? N/A square feet.

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

_____ 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: group of 3 stores

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: 16 At a bar: _____ Total number proposed: _____

2. Will the restaurant offer any of the following?

no alcoholic beverages no beer and wine (on-premises)
no beer and wine (off-premises)

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

sandwiches / Deli and other made to
order fast foods.

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? none

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: N/A

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

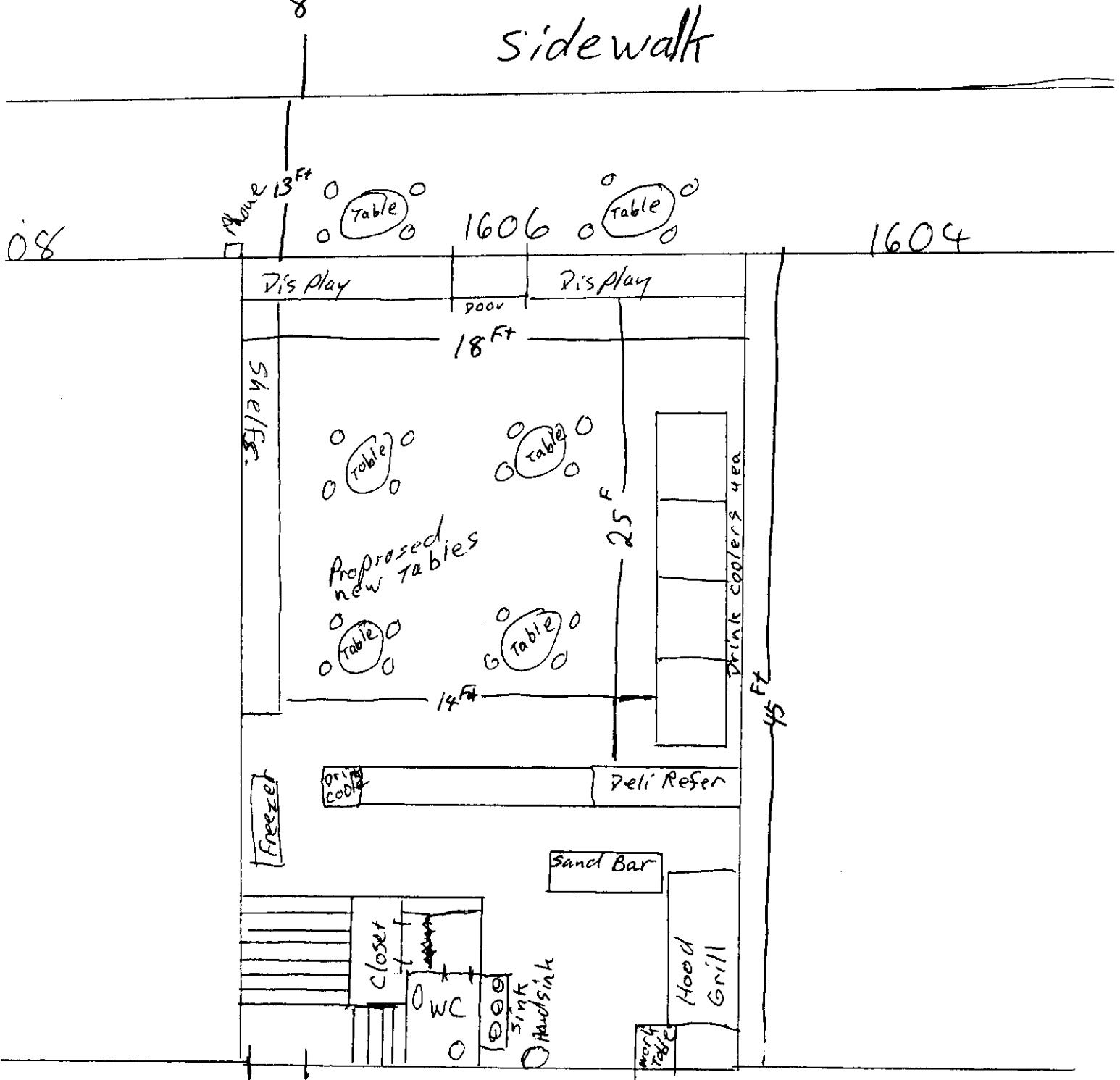
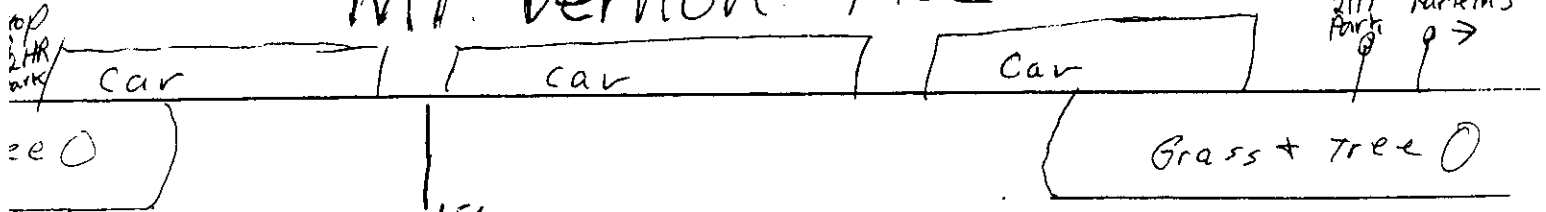
1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)
4 curb side spaces in front of store.

2. Provide a statement of justification for the proposed parking reduction. there is no
Parking space in the rear of the building. This is an old
Building and an old neighbor hood the only space avible is
on street parking. in front of the store 3 spaces
in front and 5 spaces across the street. There
is only a 2 hour Parking on the street
3. Why is it not feasible to provide the required parking? there is no
space behind the store or to the side
of the store, only at the front curb
side.
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☒ Yes. ☐ No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

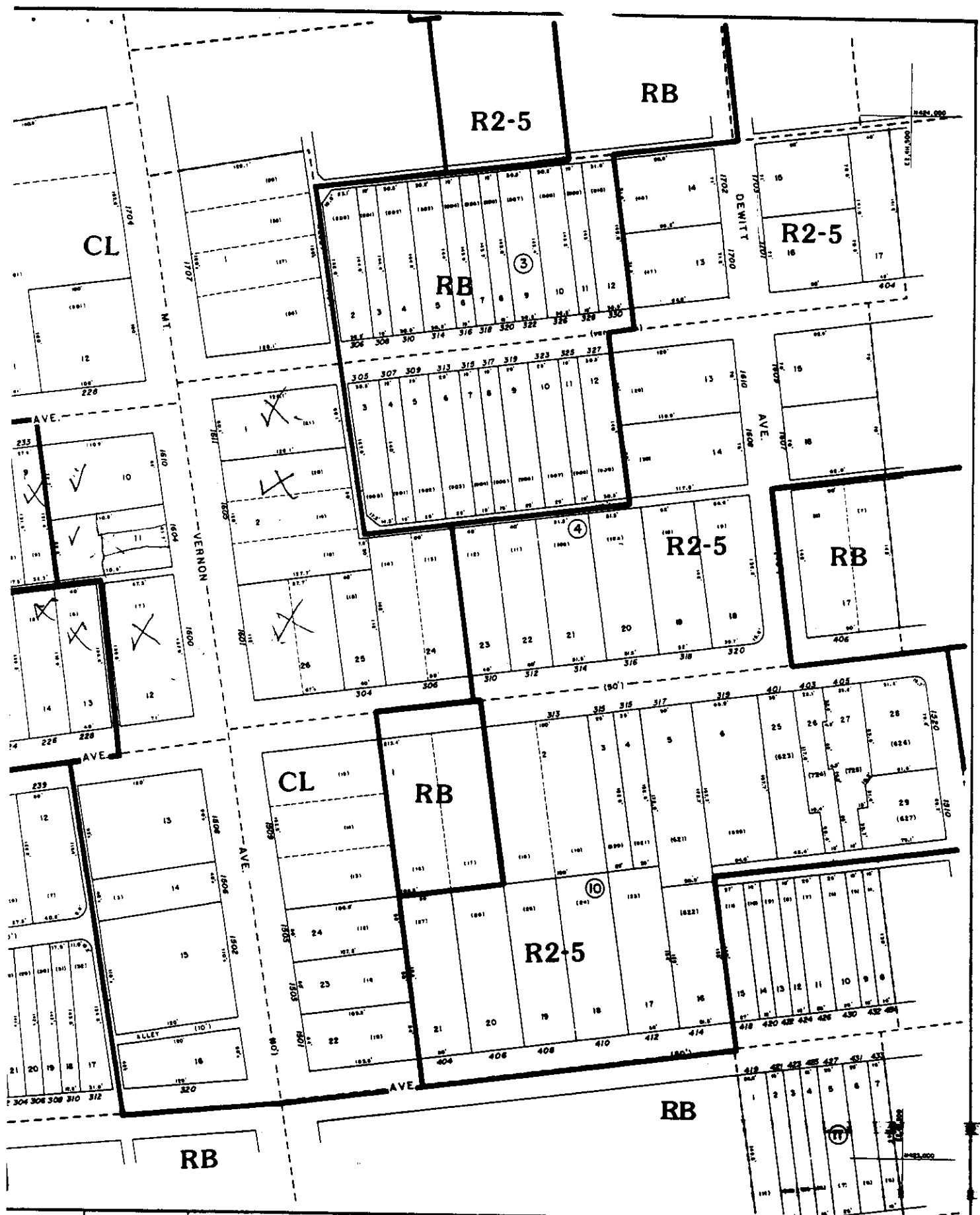
1606

SUP 2001-0086

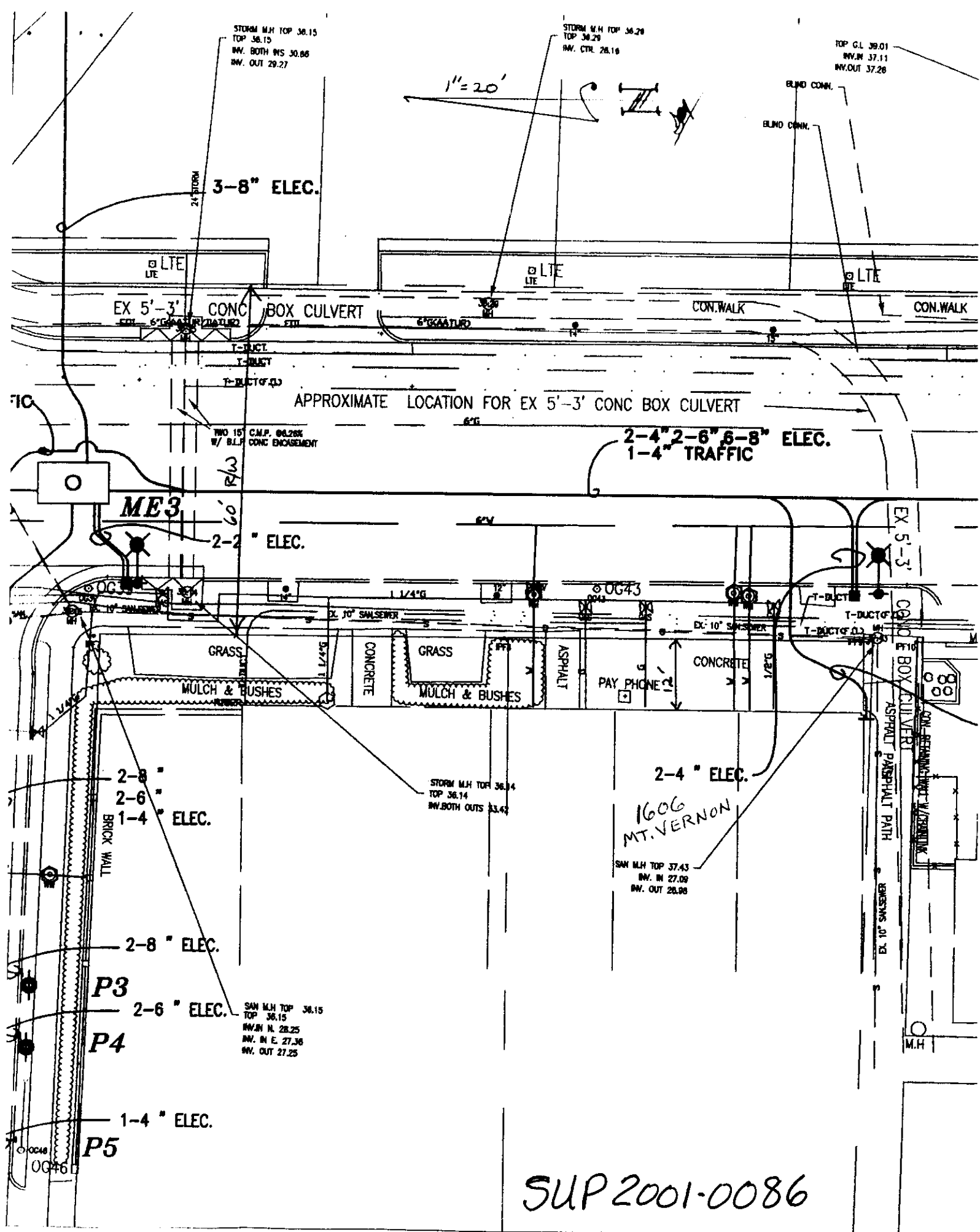
MT. Vernon Ave.



SUP 2001-0086



<p>Key Map</p> <p>④</p> <p>7</p> <p>116</p> <p>1.2A</p>		<p>34.04</p> <p>43.01 43.02 44.01</p> <p>43.04</p>	<p>50 0 50 100</p> <p>SCALE IN FEET</p>	<p>ALEXANDRIA, VIRGINIA</p> <p>ASSESSMENT MAP</p>	<p>SHEET NO.</p> <p>43.02</p> <p>5-15-2000</p>
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THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: September 27, 2001

Subject: SUP #2001-0086, Request for (1) a change of ownership, (2) addition of indoor seating, (3) addition of outdoor seating, and (4) reduction of off-street parking for an existing convenience store/restaurant located at 1606 Mt. Vernon Ave (zoned CL/Commercial Low).



The Land Use committee discussed the application at our meeting on September 12, 2001. Agent for the applicant, Mr. Donnie Goodwin, discussed the application with a member of the committee prior to the monthly meeting but was not able to attend.

The applicant proposes to operate a deli/carryout with four tables for four inside and two tables for four on the sidewalk in front of the property. The deli will be operated from 7:00 AM to 6:00 PM Monday through Saturday and will be staffed with two employees. The applicant states in the SUP that the employees will park in the spaces behind the building and a parking reduction is necessary because there is no other available off-street parking.

There is concern that with a potential of 24 customers in the restaurant at one time that two employees will not be able to keep the indoor and outdoor seating areas clean. There is also a concern that the parking reduction requested is insufficient for the number of seats proposed. The Land Use committee also feels that the current condition of the pavement in front of the property would not be able to accommodate tables and chairs because it is uneven. In addition, there is a pay phone that would obstruct the seating area.

The committee voted to support the addition of indoor seating provided it is in compliance with applicable codes. The committee voted to support outdoor seating on the condition:

- That brick pavers are installed in the seating area, and outdoor garbage cans compliant with the Mt. Vernon Avenue design guidelines are provided.

The Executive Board supported the committee recommendations at their meeting on September 18, 2001.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

APPLICATION for SPECIAL USE PERMIT # 2001-0086

8

[must use black ink or type]

PROPERTY LOCATION: 1606 Mount Vernon Ave 22301

TAX MAP REFERENCE: 043 02 -05-11 ZONE: CL

APPLICANT Name: Donnie D. Goodwin

Address: 3916 Maury Pl Alex. VA. 22309

PROPERTY OWNER Name: Donald Treger

Address: 703 n. Naylor St. Alex Va 22304

PROPOSED USE: Deli carry out / 4 Tables ^{inside} with 4 seat each and 2 Tables outside on side walk with 4 seat each.
PH. VERNON Deli + PARKING REDUCTION

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.

Donnie D. Goodwin
Print Name of Applicant or Agent

Donnie D. Goodwin
Signature

3916 Maury Pl
Mailing/Street Address

703 780 8998 1-888-749-6750
Telephone # Fax #

Alex VA. 22309
City and State Zip Code

7-11-01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 10/02/2001 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 10/13/01PH-- CC approved the Planning Commission recommendation.