

DOCKET ITEM #2

**Special Use Permit #2009-0077**

**10 East Glebe Road – Chez Andree Restaurant**

3  
2-20-10

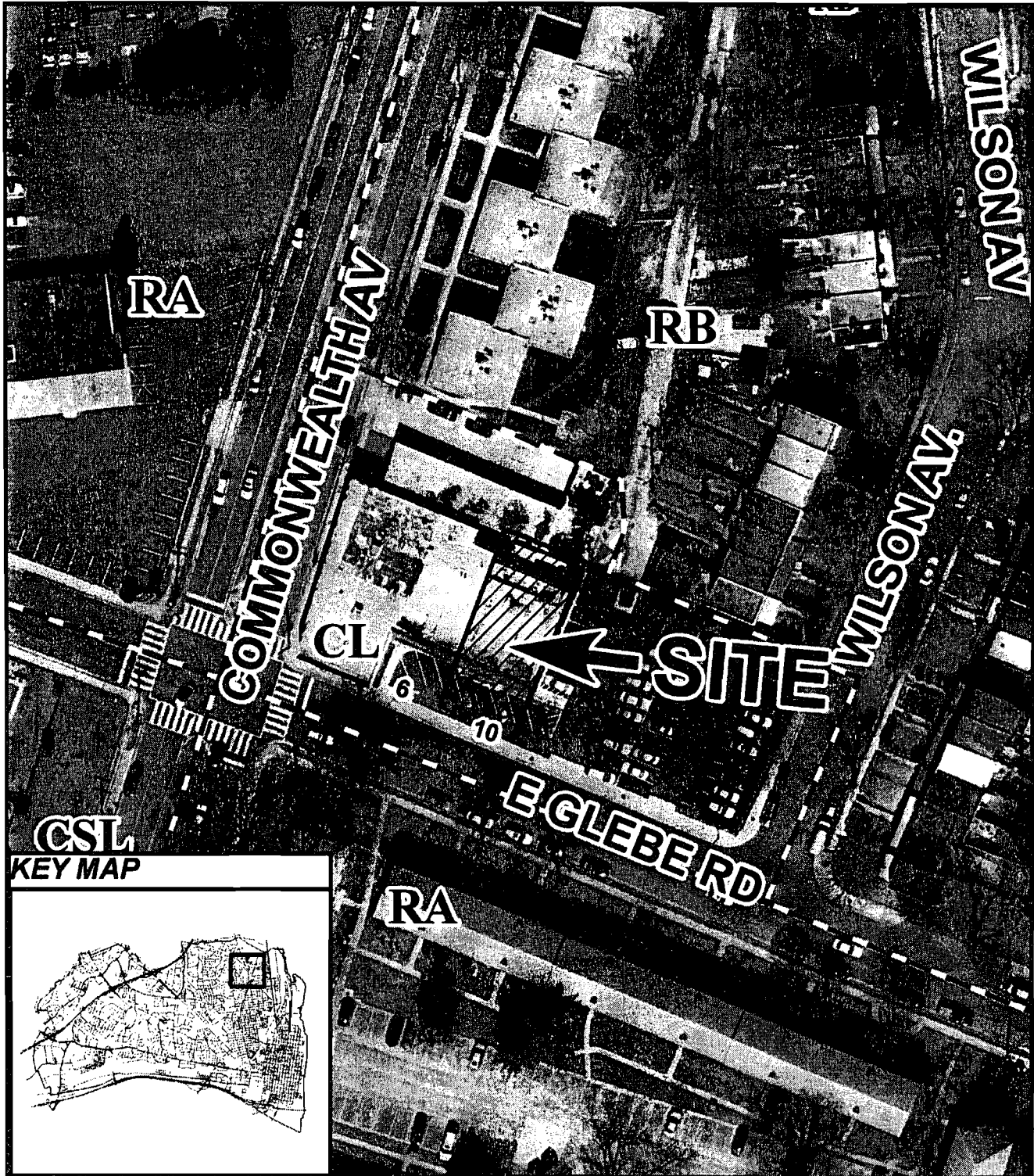
<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Consideration of a request to allow outdoor seating to an existing grandfathered restaurant.	<b>Planning Commission Hearing:</b>	February 2, 2010
	<b>City Council Hearing:</b>	February 20, 2010
<b>Address:</b> 10 East Glebe Road (Parcel Addresses: 2 East Glebe Road and 3508 Wilson Avenue)	<b>Zone:</b>	CL/Commercial Low
<b>Applicant:</b> Chez Andree, Inc.	<b>Small Area Plan:</b>	Potomac West

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, FEBRUARY 2, 2010:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.



SUP #2009-0077

02/02/10



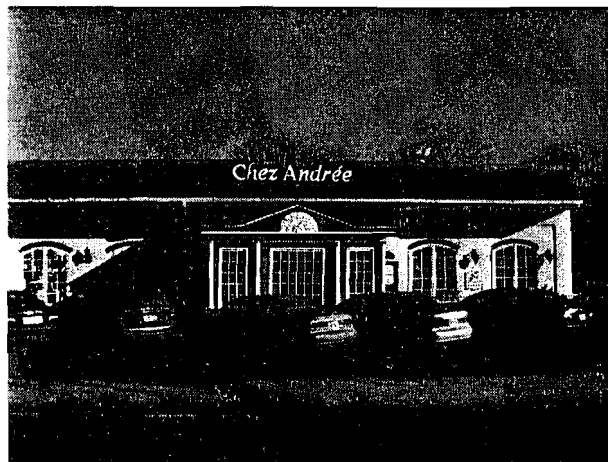
## I. DISCUSSION

### REQUEST

The applicant, Chez Andree by Steven Lecureux, requests special use permit approval for the operation of outdoor dining at a grandfathered restaurant located at 10 East Glebe Road.

### SITE DESCRIPTION

The subject site involves two lots of record. The first, which contains the restaurant building, has 121 feet of frontage on East Glebe Road, 100 feet of frontage on Commonwealth Avenue, and a total lot area of approximately 13,000 square feet. The second, containing the parking lot, has 129 feet of frontage on East Glebe Road, 100 feet of frontage on Wilson Avenue, and a total lot area of approximately 12,900 square feet.



The site is developed with a one story commercial building that houses the restaurant, a dry cleaning business, and the Arlandria Neighborhood Health Services clinic.

The surrounding area is occupied by mostly residential uses with some institutional or commercial uses. Immediately to the north is a storage garage on a separate lot owned by the applicant. To the north and west are residential townhouses and apartments. To the south is the Auburn Village residential condominium community and to the southeast are residential townhouses and a small commercial building. A church is located to the east.

### BACKGROUND

The existing restaurant is grandfathered since it has existed prior to the establishment of Special Use Permit requirements for all restaurants. Records indicate the restaurant has operated since April 1964.

### PROPOSAL

The applicant proposes to add an outdoor dining area to his 100-seat French restaurant. The outdoor dining will be located directly in front of the restaurant building and replace five of the angled parking spaces there. Additional sidewalk area will be built beyond the dining area to accommodate pedestrian access to the restaurant and the other commercial uses from the large parking lot to the east. A drawing of the proposed outdoor dining is included as part of the application. It shows a 380 square foot area, enclosed by a wrought iron fence enclosure, with a maroon awning covering the dining area. Additional particulars of the restaurant include:

Hours: Indoor hours: 11 am – 10 pm daily  
Outdoor hours: 11 am – 8 pm

Number of seats: 112 seats, including 12 outdoor seats.

Trash/litter: Trash is collected twice a week by a dumpster service. The applicant will place an additional trash can outside of the dining area.

Alcohol: Full alcohol service is provided; no off premise sales are proposed.

Entertainment: No entertainment is planned.

Deliveries: Goods are delivered between 9:00 am and 1:00 pm daily; no additional deliveries will result from the outdoor seating.

**PARKING**

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 112 seats will be required to provide 28 off-street parking spaces. In addition, 13 parking spaces are required for the dry cleaners and Arlandria Neighborhood Health Services clinic on the property. The parking on site, both in front of the restaurant and in the lot next door, totals 43 spaces, sufficient to meet the 41 space requirement.

**ZONING/MASTER PLAN DESIGNATION**

The subject property is located in the CL zone. Section 4-103(M) allows a restaurant in the CL zone only with a special use permit, a requirement that extends to the intensification of a grandfathered restaurant.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for Commercial Low land use.

**II. STAFF ANALYSIS**

Staff strongly supports the applicant's proposal to add outdoor dining to this neighborhood restaurant that has been a fixture in the Potomac West area for a long time. The Small Business Zoning program adopted last year allows outdoor seating by administrative SUP approval along Mount Vernon Avenue in both Del Ray and Arlandria. In addition, there is an administrative outdoor dining program for King Street in Old Town. Neither applies at this Glebe Road location.

The proposed small outdoor seating area will add liveliness to the streetscape and provide an attractive gathering place for residents in the area. The restaurant does not seem to have created

a problem for nearby residents in the past, and the outdoor dining area, being quite small and set back from its neighbors, should not create impacts on adjoining areas. The restaurant site includes parking adequate for both indoor and outdoor seating areas, as well as for the adjacent businesses. Furthermore, the outdoor seating should attract pedestrians from nearby neighborhoods.

Standard conditions, including those now included in the administrative SUP standards for outdoor dining on Mount Vernon Avenue, have been included here for the restaurant and the outdoor dining. Those conditions include prohibitions on outdoor speakers, late night deliveries, and a requirement to police the area for litter. As to the hours of operation, greater hours than requested have been included in the conditions, for consistency with those on Mount Vernon Avenue, and to allow the applicant some flexibility. Because this is technically a new SUP use, a \$500 requirement to cover the general need for street trees and trash cans is also included.

Staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

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. (P&Z)
2. The hours of operation of the restaurant shall be limited to between 6:00am and 11:00pm Sunday through Thursday and between 6:00am and 12:00 midnight Friday and Saturday. (P&Z)
3. The maximum number of seats at the restaurant shall be 112. (P&Z)
4. The location and design of the outdoor seating area shall be substantially consistent with the plans submitted with the application for SUP approval.
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
6. No live entertainment shall be permitted either inside the restaurant or in the outdoor dining area. (P&Z)
7. No delivery service shall be available from the restaurant. (P&Z)
8. On-premises alcohol service is permitted, but no off-premises sales are allowed. (P&Z)
9. Meals ordered before the closing hour may be sold, 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. (P&Z)

10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
11. No food, beverages, or other material shall be stored outside. (P&Z)
12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
13. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (P&Z)(T&ES)
14. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
15. Outdoor seating areas shall not include advertising signage, including on umbrellas or awnings. (P&Z)
16. The outdoor dining area shall be cleared and washed at the close of each business day that it is in use. (P&Z)
17. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
18. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
20. 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. (T&ES)
21. The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the

issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (T&ES, RP&CA)

22. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police)
23. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
24. The existing vegetative screening along Wilson Avenue and the north property line shall be maintained to the satisfaction of P&Z and RPCA. (RP&CA)
25. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, 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)

**STAFF:** Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Transportation & Environmental Services:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (T&ES, RP&CA)
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 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. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)



- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C- 1 The proposed space used for outdoor seating with tables must provide a minimum of 15 square feet per person.
- C- 2 Any configuration of outdoor seating shall comply with the following conditions:
- Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.
  - Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
  - Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.
  - The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C- 3 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C- 4 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- F-1 This facility is currently operating as Chez Andree under an Alexandria Health permit, issued to Chez Andree Inc.
- C-2 Food must be protected to the point of service for outdoor dining.
- C-3 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$ 200.00 fee for review of plans food facilities (Payable to City of Alexandria).
- C-4 Permits or approval must be obtained prior to use of the new areas.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions both indoors and at the outside dining areas.

- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Provide a menu or list of foods and equipment to be handled at this facility to the Health Department prior to opening.

Parks and Recreation:

- R-1 The existing vegetative screening along Wilson Avenue and the north property line shall be maintained to the satisfaction of P&Z and RPCA. (RP&CA)
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- F-1 The Police Department has no objections to the request for outdoor dining.
- F-2 The applicant currently is allowed “**on-premise**” **only** alcohol sales. The Police Department has no objections to that extending to the outdoor dining.



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0017

PROPERTY LOCATION: 10 East Glebe Road, Alex. Va 22305

.015.04 04 06 .015.040409

TAX MAP REFERENCE: .015.04 04 07 ZONE: CL  
.015.04 04 08

**APPLICANT:**

Name: CHEZ ANDREE, INC. / Steven Lecureux

Address: 10 East Glebe Road, Alexandria, VA 22305

PROPOSED USE: Seating for outdoor dining

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Steven Lecureux

Print Name of Applicant or Agent

10 East Glebe Road

Mailing/Street Address

Alexandria, VA 22305

City and State Zip Code

[Signature] 11/5/09

Signature Date

703 836-1404 703 836-2530

Telephone # Fax #

chezsteve1@verizon.net

Email address

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 10 East Glebe Road Alexandria, VA 22305, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Seating for outdoor dining use as  
(use)  
described in this application.

Name: ANDREE LECUREUX Phone: (703) 823-6789

Please Print  
Address: 6101 Edsall Road, Apt # 908 Email: /  
Alex. VA 22304

Signature: Andree Laureux Date: 11/3/09

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Steven Lecureux 5904 Pratt Street, Alex. VA 22310 50%

Laurence Matratt 1106 Little Magothy View, Annapolis, MD 50%  
21409

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

**Yes.** Provide proof of current City business license

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

*N/A*

We would like to request the Addition of outdoor seating so that we may provide outdoor dining for our restaurant. If granted this will be an attractive addition to our restaurant and help us compete with other neighborhood restaurants. We propose to put it in front of the restaurant (on private property). It will be partly enclosed with an Awning overhead and surrounded by Railings. It will have seating for 12 customers. We currently have 42 parking spaces in our lot. The proposed use will increase it to 47 parking spaces. The proposed seating will not effect deliveries or street Access to our property. Our busiest time of the day will be early Evenings when we do not compete for parking with <sup>the</sup> health clinic next door. They will be closed for business at these hours.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):  
 a new use requiring a special use permit,  
 an expansion or change to an existing use without a special use permit,  
 an expansion or change to an existing use with a special use permit,  
 other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:  
A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

Lunch Shift 5-15 additional Customers 11:00am - 4:00 pm Sun - Sat

Dinner shift 10-20 additional Customers 4:00 - 8:00 pm Sun - Sat

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

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

Day: Lunch Sunday thru Saturday Hours: 11:00 am - 4:00 pm

Dinner Sunday thru Saturday 4:00 pm - 10:00 pm

→ outdoor seating will not be available after 8:00 pm  
for seating of new customers

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
No noise level from equipment

Customers conversations in outdoor dining Area

B. How will the noise be controlled?  
overhang - awnings will help to reduce noise level

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

no additional odors  
if so they will be controlled thro venting and  
equipment

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Restaurant use (bottles, can's, paper products)

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

1-2 bags of trash per day (20 lbs per day)

C. How often will trash be collected?

twice per week (mondays + thursdays)  
Dumpster service

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

Additional trash can outside of dinning area  
Staff member of the restaurant to clean area  
twice per day 10:00 AM + 4:00 pm

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes.

[] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

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

Wrought iron Railings, ballards, additional ~~curbs~~ curbs  
+ planters  
\_\_\_\_\_  
\_\_\_\_\_

**ALCOHOL SALES**

13.

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

[x] Yes [ ] No

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

We will sell Alcohol in the outdoor dining Area  
the same as in the current indoor Area  
NO off premise sales.  
We will be selling beer, wine, and mixed drinks  
\_\_\_\_\_



**PARKING AND ACCESS REQUIREMENTS**

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

- 45 Standard spaces
- \_\_\_\_\_ Compact spaces
- 2 Handicapped accessible spaces.
- \_\_\_\_\_ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

\_\_\_\_\_

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? IN Front of Restaurant.  
8 and 10 East Glebe Road

C. During what hours of the day do you expect loading/unloading operations to occur?  
Deliveries occur between 9:00 am to 1:00 pm Monday thru Friday.  
There will be no additional deliveries due to outside dining.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
We have about 20 deliveries per week and  
Average about 4 per day

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?  
There is adequate street access to property

**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? 380 square feet.

18. What will the total area occupied by the proposed use be?  
3600 sq. ft. (existing) + 380 sq. ft. (addition if any) = 3980 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: three unit tenant strip center

End of Application

Sup 2009-0077

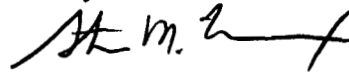
October 19, 2009

Steven M. Lecureux  
10 East Glebe Road  
Alexandria, VA 22305

To whom it may concern:

I, Steven M. Lecureux, am the owner of 3511 Commonwealth Avenue. I will provide five parking spaces for the sole use of Arlandria Health Clinic / Chez Andree Restaurant employees and staff. The property is adjunct to 2 and 10 East Glebe Road. If you have any questions you may reach me at (703) 549-6568 or (703) 836-1404.

Thank you



Steven M. Lecureux  
owner 3511 Commonwealth Ave.

tax map reference # .015.04 04 09

SUP # 2009-0077



# APPLICATION

# RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?  
Indoors: 100      Outdoors: 12      Total number proposed: 112

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

3. Please describe the type of food that will be served:  
Courtesy French / Bistro fare - fine dining

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? NO Delivery  
Will delivery drivers use their own vehicles?       Yes       No  
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
 Yes       No  
If yes, please describe:

**Parking impacts.** Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)  
 100%  
 75-99%  
 50-74%  
 1-49%  
 No parking can be accommodated off-street
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)  
 All  
 75-99%  
 50-74%  
 1-49%  
 None
  
3. What is the estimated peak evening impact upon neighborhoods? (check one)  
 No parking impact predicted  
 Less than 20 additional cars in neighborhood  
 20-40 additional cars  
 More than 40 additional cars

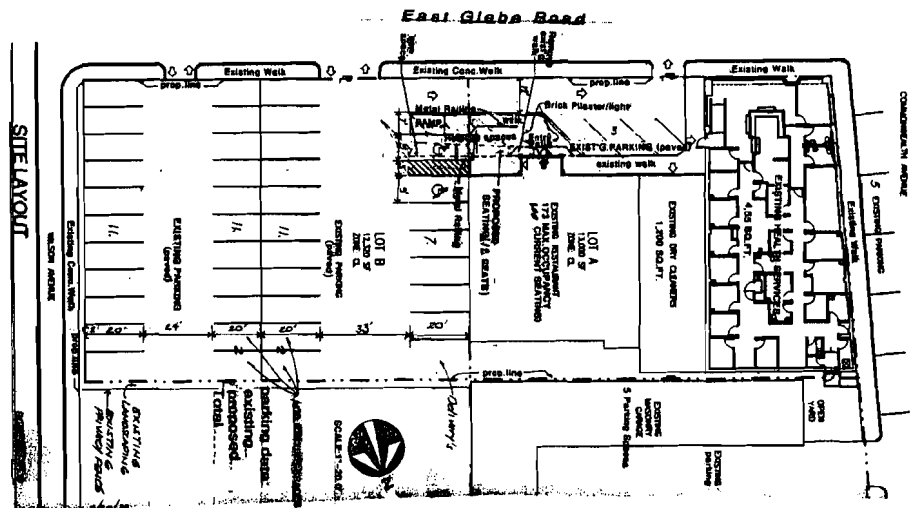
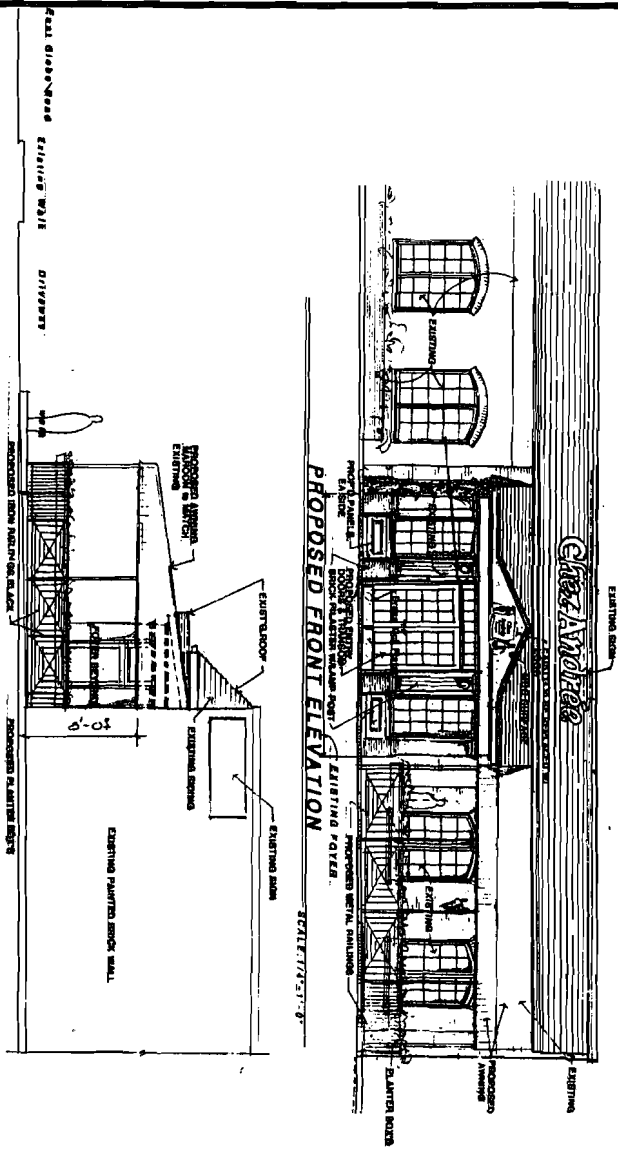
**Litter plan.** The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:  

	<u>102</u>	Maximum number of patron dining seats	
+	<u>10</u>	Maximum number of patron bar seats	<i>proposed</i>
+	<u>0</u>	Maximum number of standing patrons	
=	<u>112</u>	Maximum number of patrons	
  
2. 10 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)  
 Closing by 8:00 PM  
 Closing after 8:00 PM but by 10:00 PM  
 Closing after 10:00 PM but by Midnight  
 Closing after Midnight
  
4. Alcohol Consumption (check one)  
 High ratio of alcohol to food  
 Balance between alcohol and food  
 Low ratio of alcohol to food





**SITE LAYOUT**

Partitions: 112 total seats, 28 Partisan Seating, rest of  
 Current Partisan, 4711 Haverhill  
 Dining Room 1... 31 Seats  
 Dining Room 2... 27 Seats  
 Bar Room... 27 Seats  
 Outdoor Seating 12 Seats (proposed)  
 Total... 112 Seats

23  
 PRELIMINARY  
 1/19/11  
 1001 Ave 2, 9, 10

DATE	7/22/03
BY	A.S. NOTER
SCALE	1"=1'-0"

**ARCHITECTURE**

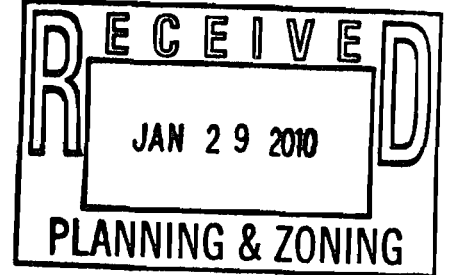
RICHARD A. SCHOPPEL, AIA, LLC  
 100 Oval Place  
 Lake Hodges Country Club  
 Crown Junction, VA 22029  
 Phone: 703-818-1748 Fax: 703-818-1244

Proposed Outdoor Seating  
**Chaz Andree Restaurant**  
 75 BABY GLASS ROAD, ALEX., VA 22304

DATE	10/21/07
BY	...
SCALE	...

PC Docket Item #2  
SUP 2009-0077  
Letter of Support

**STEPHEN B. KINDRICK,  
PRESIDENT, BOARD OF DIRECTORS  
AUBURN VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION  
101 E. GLEBE ROAD  
ALEXANDRIA, VIRGINIA 22305  
703-518-8709**



January 26, 2010

Alexandria Planning Commission  
301 King Street  
Alexandria, VA 22313

Dear Commission Members,

On behalf of myself and the Board of Directors of the Auburn Village Condominium I would like to enthusiastically endorse the application of Steven Lecureux and Chez Andree, Inc. to add outdoor dining at Chez Andree's restaurant at 10 E. Glebe Road.

Chez Andree and Auburn Village have been neighbors for generations. Chez Andree has always been a good neighbor and we consider them an asset to our shared community.

We further, feel that outdoor dining at Chez Andree will be an enhancement to our neighborhood.

Our Board of Directors in our regular monthly meeting on January 25<sup>th</sup>, 2010 agreed unanimously to endorse Chez Andree and their application for outdoor dining without reservation or amendment.

If I can give further assistance or support please do not hesitate to contact me at the above points of contact.

Sincerely

A handwritten signature in black ink that reads "Steve Kindrick". The signature is written in a cursive, flowing style.

Stephen B. Kindrick

CC: Chez Andree



PC Docket Item # 2  
SUP # 2009-0077  
Letter of Support

February 2, 2010

Department of Planning & Zoning  
Planning Commission  
City of Alexandria  
301 King St.  
Alexandria, VA 22314

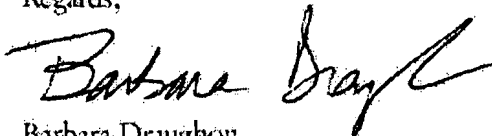
To Whom It May Concern:

On behalf of the Lynhaven Citizens Association, please accept this letter of support for Special Use Permit # 2009-0077 submitted by Chez Andree at 10 East Glebe Road to be presented at tonight's Regular Public Hearing. As immediate neighbors of this business, we discussed and support their efforts to improve their business and add value to the neighborhood through their expanded outdoor services.

Thank you for the opportunity to express our support in lieu of our attendance at tonight's meeting.

Please feel free to contact me with any questions at 703-725-7487.

Regards,



Barbara Draughon  
Recording Secretary  
Lynhaven Citizens Association

# Del Ray Citizens Association

Established 1954  
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301  
<http://www.delraycitizen.org>

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February 19, 2010

Mayor William Euille  
City Hall, Room 2300  
Alexandria, VA 22314

3  
2-20-10

Subject: Docket item #3, Consent  
SUP# 2010-0000; Chez Andree at 10 East Glebe Road

Dear Mayor Euille,

At our Executive Board meeting, the Board voted to approve the committee recommendation in support of an application request for outdoor seating subject to administrative SUP outdoor dining standards.

Due to inclement weather the regular membership meeting was canceled. Although no presentation was made to directly to our members, the recommendation was advertised in 'The Citizen' newsletter as follows:

*10 East Glebe Road by Chez Andre; request for intensification of a grandfathered restaurant.*

LUC recommends approval of the request for 12 seats outdoors under awning, subject to ASUP outdoor dining standards.

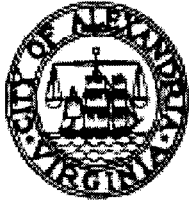
Thank you for your consideration.

Sincerely,

Amy Slack  
Co-Chair  
Land Use Committee

cc:  
City Council  
Director of Planning and Zoning

*Celebrating 100 years of the Town of Potomac  
1908 - 2008*



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0017

PROPERTY LOCATION: 10 East Glebe Road, Alex. Va 22305

TAX MAP REFERENCE: .015.04 04 06 .015.0404 09  
.015.04 04 07  
.015.04 04 08 ZONE: CL

APPLICANT:  
Name: CHEZ ANDREE, INC. / Steven Lecureux

Address: 10 East Glebe Road, Alexandria, VA 22305

PROPOSED USE: Seating for outdoor dining

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Steven Lecureux  
Print Name of Applicant or Agent  
10 East Glebe Road  
Mailing/Street Address  
Alexandria, VA 22305  
City and State Zip Code

[Signature] 11/5/09  
Signature Date  
703 836-1404 703 836-2530  
Telephone # Fax #  
chezsteve1@verizon.net  
Email address

By unanimous consent, recommended approval 2/2/10  
ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
2/20/2010 - CC approved PC recommendation 7-0