<table>
<thead>
<tr>
<th>Application</th>
<th>General Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request: Consideration of a request for a parking reduction.</td>
<td>Planning Commission Hearing: February 2, 2010</td>
</tr>
<tr>
<td>Address: 654 South Pickett Street (Parcel Address: 640 South Pickett Street)</td>
<td>City Council Hearing: February 20, 2010</td>
</tr>
<tr>
<td>Applicant: Seleshi Getachew</td>
<td>Zone: I/Industrial</td>
</tr>
<tr>
<td></td>
<td>Small Area Plan: Landmark/Van Dorn</td>
</tr>
</tbody>
</table>

**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

**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 #2009-0079
654 South Pickett Street
I. DISCUSSION

REQUEST

The applicant, Seleshi Getachew, requests special use permit approval for a parking reduction at 654 South Pickett Street.

SITE DESCRIPTION / BACKGROUND

The subject property is one lot of record with approximately 416 feet of frontage on South Pickett Street, a depth of 362 feet and a total of 132,130 square feet (3.03 acres.) The site is developed with a one and two-story brick shopping center which is 60,600 square feet in size and currently home to several tenants including Shenandoah Brewing Company, Nick’s, and the Pan-American Bakery & Grill.

The surrounding area is occupied by a mix of commercial and industrial uses. Immediately to the north is a vacant warehouse site, known as Landmark Gateway, approved for residential condominiums. To the south across Backlick Run is the Virginia Paving site. To the east is a shopping center and west is a commercial/industrial building.

According to City records, no Special Use Permit has ever been filed for this space in the shopping center. The former tenant of this space was an automobile supply company.

PROPOSAL

The applicant requests a 23-space reduction in parking to accommodate his planned 150-seat restaurant, which is now a permitted use in this location in a shopping center. The parking reduction is necessary because all 101 parking spaces on the shopping center site are being used by other businesses to meet required parking. The applicant expects to make use of parking at neighboring properties, which are all owned by the same landlord, and to offer sedan or bus service as requested by customers of special events at the restaurant.

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 150 seats will be required to provide 38 off-street parking spaces. With all 101 parking spaces on-site already accounted for, only 15 parking spaces are available to the applicant in parking lots on abutting properties within a distance of less than 500 feet. This circumstance leaves a balance of 23 spaces, which represents the parking reduction request.
ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1202 (V.1) of the Zoning Ordinance allows a restaurant in a shopping center (as defined in Section 2-193.1) in the I zone as a permitted use. Section 8-100 (A)(1)(4) of the Zoning Ordinance permits a reduction of off-street parking requirements by Special Use Permit.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for industrial use. The property is located just outside the boundary of the recently-adopted Landmark/Van Dorn Corridor Plan.

II. STAFF ANALYSIS

Staff does not object to the parking reduction request. In reaching this conclusion, staff points to four elements of the proposal that justify a reduction in required parking: 1) the nature of the business the applicant proposes, 2) the availability of adjacent off-street parking, 3) the availability of public transportation and 4) additional measures the applicant has taken to address potential parking concerns.

The Special Use Permit request is for a parking reduction only and not for the associated restaurant. With the passage of Small Business Zoning amendments, restaurants located in shopping centers as defined in Section 2-193.1 no longer require Special Use Permits. In this case, since the subject location meets the definition of a shopping center, the restaurant is a permitted use. While not the focus of this request, staff has nonetheless discussed with the applicant the various elements of the restaurant he plans to operate in order to determine potential parking impacts.

The applicant proposes to operate a restaurant with banquet facilities featuring a combined maximum of 150 seats. However, only the front part of the facility will function as a traditional restaurant and will be open on a continuous basis. It will consist of only 40 seats. The remaining 110 seats will be available for banquets, weddings, and small meetings or conferences, with the heaviest use being on the weekends. Staff concludes that the parking impact from the restaurant use will likely be diminished during portions of the week when the banquet facility is not in use.

Further, there is significant off-street parking in the immediate area, particularly in the shopping center to the west (Pickett Street Plaza at the corner of South Van Dorn and South Pickett), since some of those shops are not open in the evenings when the restaurant use will be heaviest. Staff agrees with this assertion and notes that the owner of that shopping center, who also owns the subject property, has granted the applicant permission to use this lot. The Van Dorn Metro station is located nearby and DASH bus service runs along South Pickett Street directly in front of the shopping centers. Staff believes it's reasonable to conclude that at least some portion of the applicant's customers would utilize public transportation.
According to the applicant, two additional measures at least in part further justify the parking reduction request. One is the use of parking spaces at the Landmark Gateway site, which he has leased temporarily until construction of the residential condominium begins. The second is that the applicant will offer banquet customers the option of sedan or bus service to and from the site, particularly if the banquet customers are staying at nearby hotels.

For these reasons, and subject to the condition language contained in Section III of this report that includes a requirement that the applicant inform customers about public transportation options and off-street parking areas, staff recommends approval of the Special Use Permit request.

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 applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (P&Z)

3. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other methods. (P&Z)

4. 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. (T&ES)

5. 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. The applicant is asked to reference SUP number and condition number on all correspondence. (T&ES, RP&CA)

6. 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. (P&Z)

7. 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.

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:**

F-1  Staff supports the proposed parking reduction.

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  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. (T&ES)

**Code Enforcement:**

F-1  No Comment

**Health Department:**

F-1  No Comment

**Parks and Recreation:**

R-1  The applicant shall contribute $500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to 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. (TES, 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 comments or objections to the request for a parking reduction.
APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0079

PROPERTY LOCATION: 654 S. Packet ST. ALEXANDRIA, VA 22304

TAX MAP REFERENCE: 067.02-02-09 ZONE: I

APPLICANT:
Name: SELESHI GETACHEN

Address: 101 S. WHITING ST. #503, ALEXANDRIA, VA 22304

PROPOSED USE: A# (Restaurant) PARKING REDUCTION FOR A RESTAURANT

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

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

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

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

SELESHI GETACHEN
Print Name of Applicant or Agent

Signature 11/18/09

Mailing/Street Address
101 S. WHITING STREET # 503

Telephone # 571-238-0261

Fax #

Email address
Seleshi.getachew@aol.com

Seleshi.getachew@email.com

A P T I O N - P L A N N I N G - C O M M I S S I O N : 

DATE:

ACTION-CITY COUNCIL:

DATE: 8
PROPERTY OWNER'S AUTHORIZATION

As the property owner of 654 S. Pickett Street, Alexandria, VA 22304, hereby grant the applicant authorization to apply for the Parking Reduction use as described in this application.

Name: Pauline J. Zarpas
Phone: 301-948-2674

Address: SNZ REAL ESTATE SERVICES
7609-D Airpark Rd. Gaithersburg, MD 20879
Email: bzarpas@snzre.com

Signature: [Signature]
Date: 11/11/09

Manager / 640-656 S. PICKETT STREET, LLC

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.

Mr. Selesh Getachew is 100% owner of the Proposed RESTAURANT/BANQUET.
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.)

- We are requesting for parking reduction approval for 23 spaces. The proposed restaurant has a seating capacity of 150. Required space for is 1 space/4 seats = 38 spaces total.

- The current tenants of the building have used all spaces with in the property. There is no extra space available for the proposed restaurant/banquet use. The landlord owning the adjacent spaces to the east & west of the property has allocated and approved 15 spaces for me to be used by the tenant (see attached LL letter).

- In addition to these spaces, ample parking spaces are available for our use after 5:00 pm

- The tenant also owns a shuttle service to provide for banquet and restaurant customers.

- The remaining parking spaces in which we are applying a reduction for are 23 spaces.

15 sp available + 23 reduction = 38 spaces = 150 seats


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,
   [X] other. Please describe: PARKING REDUCTION OF 23 SPACES

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).
      25 - 30 ON WEEKDAYS FOR LUNCH (12:00 PM - 2:00 PM)
      SATURDAY & SUNDAY LUNCH - (30 - 40 PATRONS + EMP) LUNCH 12:00 PM - 3:00 PM
      DINNER 5:00 PM - 9:00 PM
      BANQUET AS REQUESTED AND NEEDED, FRIDAY & SATURDAY - 80 - 100 PEOPLE
      B. How many employees, staff and other personnel do you expect?
         Specify time period (i.e., day, hour, or shift).
         SIX TO EIGHT STAFF PER SHIFT. (6:00 - 4:00 SHIF T #1
         4:00 - MIDNIGHT - SHIF T #2)

6. Please describe the proposed hours and days of operation of the proposed use:
   Day: Hours:
   MONDAY - THURSDAY 7:00 AM - 12:00 PM
   FRIDAY & SATURDAY 7:00 AM - 1:00 AM
   SUNDAYS 9:00 AM - 12:00 AM

7. Please describe any potential noise emanating from the proposed use.
   A. Describe the noise levels anticipated from all mechanical equipment and patrons.
      NONE

   B. How will the noise be controlled?
      NONE
8. Describe any potential odors emanating from the proposed use and plans to control them:

ADEQUATELY SIZED KITCHEN EXHAUST FAN WILL BE PROVIDED.

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)

   FOOD, PLASTIC & ALUM. CANS, BOTTLES, PAPERS

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

   2-3 TRASH BAGS / DAY

C. How often will trash be collected?

   THREE TIMES A WEEK

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

   WE WILL ASSIGN A STAFF TO REGULARLY CHECK AND CLEAN ANY LITTER NO L. AROUND THE PROPERTY

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

    [ ] Yes. ☒ No.

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

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

[ ] Yes. [ ] No. N/A

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?

N/A

____________________________________________________

____________________________________________________

ALCOHOL SALES

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

[ ] Yes [ ] No

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

N/A

____________________________________________________

____________________________________________________

____________________________________________________

____________________________________________________
PARKING AND ACCESS REQUIREMENTS

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard spaces</td>
<td>15</td>
</tr>
<tr>
<td>Compact spaces</td>
<td></td>
</tr>
<tr>
<td>Handicapped accessible spaces</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Planning and Zoning Staff Only:

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement? [ ] Yes [ ] 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?

Located at the front of the property.

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? ONE

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement? [ ] Yes [ ] No
B. Where are off-street loading facilities located? 

AT REAR OF THE PROPOSED SPACE

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

5AM TO 6AM

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

TWO TIMES PER 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?

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [X] No

Do you propose to construct an addition to the building? [ ] Yes [X] 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) + 5,600 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:
[X] other. Please describe: INDUSTRIAL ZONED BUILDING

End of Application
APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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)
   PARKING SPACES FOR RESTAURANT/BANQUET USE WITH 150 SEATING CAPACITY. REQUIRED SPACES ARE 1/4 SEATS. AVAILABLE PARKING SPACES ARE ONLY 15. PARKING NEEDED ARE 38 SPACES. WE ARE APPLYING FOR A REDUCTION OF 23 SPACES.

2. Provide a statement of justification for the proposed parking reduction.
   CURRENT TENANT HAVE USED ALL AVAILABLE SPACES, THERE IS NO EXTRA SPACES AVAILABLE FOR THE PROPOSED SPACE (RESTAURANT/BANQUET). THE LANDLORD ALLOWS THE ADJACENT PROPERTIES AND HAS ALLOCATED AND APPROVED FOR 15 SPACES FOR THE PROPOSED RESTAURANT. THE SHOPPING CENTER ALSO HAS AMPLE SPACES AVAILABLE FOR USE AFTER 5:00 PM.

3. Why is it not feasible to provide the required parking?
   THE PROPOSED RESTAURANT HAS NO EXTRA SPACE WITHIN THE SAME LOT. HOWEVER, THE TWO ADJACENT PROPERTIES TO THE LEFT & RIGHT OF THE PROPERTY ARE OWNED BY THE SAME LANDLORD AND PER PARKING STUDY CONDUCTED BY THE ARCHITECT & THE CITY, THERE ARE ONLY 7 & 8 SPACES TO THE EAST & WEST OF THE PROPERTY RESPECTIVELY.

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.
PARKING MANAGEMENT PLAN FOR
DIRE RESTAURANT & LOUNGE
634 S. PICKETT STREET, ALEXANDRIA, VA.

This parking reduction request for 23 spaces is based on the following facts.

1. The adjacent properties, a shopping strip on the right & a commercial/industrial property to the left, also owned by the same landlord, are always half full, and almost vacant after 6:00 pm.

2. The proposed restaurant seats only 38 people for lunch & dinner. The banquet portion is functional on occasions (on weekends), Friday - Sunday, by 6:00 - 7:00 pm, most of the shops closes. There is ample space at the proposed restaurant site, for banquet use.

3. There are approx. 10-15 on street parking spaces on both sides of S. Pickett Street. These spaces could be used at any time of the day, 7 days a week.

4. The owner of the proposed restaurant owns a shuttle service. Shuttle will be available to guests using the banquet hall. Service will be provided to hotel guests on most banquet events.

5. Surrounding properties are zoned as either commercial or industrial. There is no residential zoned property in the area.

Note:
The owner of the proposed restaurant will be responsible of maintaining & cleaning after each use of the banquet hall. Employee will be assigned to check & clean the parking spaces, specially when the banquet hall is functional.

Site plan of the properties attached.
To Samuel N. Zac
Association for

I hereby certify
a) this survey is
b) this survey is
and any other as
c) of which I am
(iii) the location
subject property
(v) any other as
by except as set
upon the subject
(ii) encroaching
(iii) party wall
exceptions to the
c) ADEQUATE INSURANCE
provided by the City
to the subject prop-
ediffs hereon
3492-01-02-04
130,130 6
41000

NOTES:
1) THE PROPERTY SHOWN HEREON IS SHOWN ON THE CITY OF
ALEXANDRIA ASSESSMENT MAP AS PARCEL 3492-01-02-04.
2) A TITLE REPORT WAS FURNISHED BY YCON TITLE INSURANCE,
DATED MARCH 11, 1991, CASE NO. 91-137.
3) THE PROPERTY SHOWN HEREON IS SUBJECT TO A PARKING
EASEMENT, RECORDED IN DB 774 PG 255.
4) THIS PROPERTY MAY BE SUBJECT TO AN UNLOCATABLE
TELEPHONE EASEMENT RECORDED IN DB 8-8 PG 348.
5) THE FOLLOWING APPEAR IN THE TITLE REPORT, BUT DO
NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:
A) A VIRGINIA SERVICE CO. EASEMENT RECORDED
IN DB 3-11 PG 472.
B) A VIRGINIA PUBLIC SERVICE CO. EASEMENT
RECORDED IN DB 5-11 PG 260.
C) A VEPCO EASEMENT RECORDED IN DB 802 PG 290.
D) A VEPCO EASEMENT RECORDED IN DB 773 PG 419.
E) PARCEL 3492-01-02-04 IS RECORDED IN DB 529 PG 384 AND
CORRECTED IN DB 510 PG 532.
S. PICKETT STREET

35.00'

72' Emerg. Veh. ES#4

1.07.282' OR 7.3481 ACRES

(existing
one story shopping center

City of Alexandria

TM 67 00 - 02 - 08 Z

adjacent site #2
shopping strip)
PROPOSED SEATING CAPACITY
150

Proposed parking @ proposed site = 0
Proposed parking sp. @ adj. sites = 15
Required parking sp. per plan = 38

Request for parking reduction
of 23 spaces
APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0079

PROPERTY LOCATION: 654 S. PUCKETT ST. ALEXANDRIA, VA 22304

TAX MAP REFERENCE: 067-02-02-09 ZONE: I

APPLICANT:

Name: SELESHI GETACHEW

Address: 101 S. WHITING ST. #503, ALEXANDRIA, VA 22304

PROPOSED USE: ARE (RESTAURANT) PARKING REDUCTION FOR A RESTAURANT

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

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

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

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

SELESHI GETACHEW
Print Name of Applicant or Agent

Signature 11/18/09

101 S. WHITING STREET # 503
Mailing/Street Address

571-238-0261
Telephone #

Fax #

ALEXANDRIA, VA 22304
City and State Zip Code

Seleshi.getachew@aol.com Email address

ACTION-PLANNING COMMISSION: DATE:

ACTION-CITY COUNCIL: DATE: 7-0

By unanimous consent, recommended approval 6-20-10

Samson: 703-608-4938