

# Del Ray Pizzeria 2216-2218 Mount Vernon Avenue

SUP2011-0087

- SUP amendments to expand restaurant with parking reduction
- Staff recommendation
  - 72 indoor + 20 outdoor seats = 92 total seats
  - Nine-space parking reduction
  - New conditions
    - Loading
    - Bike rack, landscaping
    - Outdoor dining



Del Ray Pizzeria

2216-2218 Mount Vernon Avenue

SUP2011-0087

- Prior SUP approval
  - 32 indoor seats
  - 12 outdoor seats
  - 44 total seats**
  
- Applicant's request
  - 82 indoor seats
  - 20 outdoor seats
  - 30 special events seats
  - 132 total seats previously requested**

7  
6-16-12

**Jackie Henderson**

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**From:** Barbara Ross  
**Sent:** Friday, June 15, 2012 8:53 AM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs; Duncan Blair (dblair@landcarroll.com)  
**Subject:** FW: Del Ray Pizzeria  
**Attachments:** SKMBT\_60012060710180.pdf

This letter from Duncan on item #7 tomorrow should be part of the record at Council. Thanks

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**From:** Kim Lloyd [<mailto:KLloyd@landcarroll.com>] **On Behalf Of** Duncan Blair  
**Sent:** Thursday, June 07, 2012 10:23 AM  
**To:** Barbara Ross  
**Cc:** [delrayshops@gmail.com](mailto:delrayshops@gmail.com); Duncan Blair  
**Subject:** Del Ray Pizzeria

Barbara,

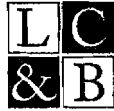
Attached is a transmittal from Duncan regarding the Del Ray Pizzeria.

Please call if you have any questions.

Thanks.

Kim Lloyd  
Assistant to Duncan W. Blair  
Land, Carroll & Blair PC  
524 King Street  
Alexandria, VA 22314  
(703) 836-1000  
(703) 549-3335 - FAX

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Land, Carroll & Blair PC  
ATTORNEYS AT LAW, EST. 1978

H. CARTER LAND, III  
F. ANDREW CARROLL, III  
RICHARD S. MENDELSON  
DUNCAN WARDMAN BLAIR  
MARTIN J.A. YEAGER (VA, DC, & MD)

524 KING STREET  
ALEXANDRIA, VA 22314-3104  
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June 6, 2012

Barbara Ross  
Deputy Director  
Department of Planning & Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

**SENT BY EMAIL, PDF FILE**

**In re: 2216 Mount Vernon Avenue – Del Ray Pizzeria, LLC  
Special Use Permit No. 2011-0087**

Dear Barbara:

At last night's Planning Commission public hearing, there was a brief exchange between the Planning Commission, you and me concerning the use of the second story Del Ray Pizzeria, and in particular the parking arrangements between the owners of Del Ray Pizzeria and Altman Parking, who operates the parking lot behind the 2400 block of Mt. Vernon Avenue. As stated in the application and subsequent correspondence, the use of the second floor of Del Ray Pizzeria is not intended to be used as additional overflow seating for the restaurant; rather its use be limited to special private dining events or parties available by advance reservation only.

As part of the contract for the use of the second story space, a provision will be included that specifies as part of the use of the facility, there are ten (10) parking spaces included as part of the reservation at the Altman lot. Up to ten of the attendees will have their ticket stamped by Del Ray Pizzeria, which will provide them with free parking.

Hopefully this addresses your concerns regarding the enforceability of the commitment to provide parking for the use of the upstairs.

Additionally, you expressed some concern over the City's ability to enforce the limited use of the second floor to ensure that it does not become additional or overflow seating for the restaurant operations on the first floor. Clearly, the limitation would be an express condition of the special use permit limiting the use of the upstairs to private functions and not permitted as overflow seating for the restaurant operation. Hopefully that legal commitment would be sufficient to ensure compliance that Del Ray Pizzeria operates within the scope of the special use permit.

Barbara Ross  
Deputy Director  
Department of Planning & Zoning  
June 6, 2012  
Page -2-

If you have any questions concerning this, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Duncan W. Blair", written in a cursive style.

Duncan W. Blair

DWB:k\Ross-Del Ray Pizzeria 0612

cc: Erik Dorn

# **SPEAKER'S FORM**

**DOCKET ITEM NO. 7**

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

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

1. **NAME:** Duncan W. Blair
  
2. **ADDRESS:** 524 King Street, Alexandria, VA 22314  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landcarroll.com
  
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
Del Ray Pizzeria, LLC
  
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
  
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
  
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL?**  
Yes

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

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

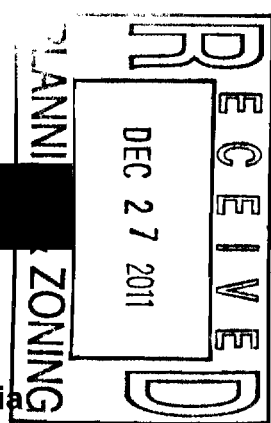
Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.



# APPLICATION

# SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2011-0087

PROPERTY LOCATION: 2216 Mount Vernon Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 034.02 11 11 ZONE: Commercial Low (CL) and Mount Vernon Avenue Urban Overlay Zone

**APPLICANT:**

Name: Del Ray Pizzeria, LLC

Address: 1200 Chadwick Avenue, Alexandria, Virginia 22308

**PROPOSED USE: Special Use Permit to amend Special Use Permit #2009-0060 to add additional seating and a Parking Reduction Special Use Permit.**

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 7-700 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) 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.

Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

12-27-2011  
Date

524 King Street  
Mailing/Street Address

703 836-1000  
Telephone #

703 549-3335  
Fax #

Alexandria, Virginia 22314  
City and State Zip Code

d Blair@landclark.com  
Email address

PC: Recommended approval  
ACTION-PLANNING-COMMISSION: with amendments 5-0 DATE: 6/5/12  
ACTION-CITY-COUNCIL: CC approved PC recommendations 7-0 w/ amendments DATE: 6/10/12

City Council approved the Planning Commission recommendation, with the following amendment: add a new condition to read: use of the room on the second floor and the associated 30 seats shall be: a. by reservation only; b. accompanied by ten off-street parking vouchers; and c. shall at no time be used for overflow seating associated with the normal operation of the restaurant.

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

8. SPECIAL USE PERMIT #2012-0025  
1220, 1240, 1250 North Pitt Street – Teeter Toddlers  
Public Hearing and Consideration of a request to operate an amusement enterprise; OC/Office Commercial. Applicant: Elaine E. Gordon DBA Teeter Toddler's Playgroup, LLC.

PLANNING COMMISSION ACTION: Recommend Approval 5-0  
w/amendments

City Council approved the Planning Commission recommendation, with the following amendments: a new condition #20 that stipulates that the children participating in the program shall be accompanied by either a parent or a caregiver and there be a ratio of two children per one adult/caregiver; and to amend condition #17 to add the following sentence: The applicant shall position a staff member at the entrance to Bellvue Place 30 minutes prior to each play session to ensure that vehicular use by staff and patrons does not occur. Staff may work with the applicant to adjust the condition provided any adjustments maintaining the protection of Bellvue Place and are done with notice to the neighboring residents. City staff was asked to come back to Council with an analysis of changing the hours on Pitt Street from three hour parking to two hour parking, so it can be evaluated through the proper channels.

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

9. SPECIAL USE PERMIT #2012-0026  
2 East Walnut Street - Grape + Bean  
Public Hearing and Consideration of a request to operate a restaurant at an existing retail establishment and a request for a parking reduction; zoned CL/Commercial Low. Applicant: SRDG INC.

PLANNING COMMISSION ACTION: Recommend Approval 5-0  
w/amendments

City Council approved the Planning Commission recommendation, with the following amendment: to change condition #20 for a one year review (going back to the staff recommendation.)

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

10. SPECIAL USE PERMIT #2012-0027  
1024 and 1026 King Street - Hank's Oyster Bar  
Public Hearing and Consideration of request to expand an existing restaurant;