

# Grape + Bean 2 East Walnut Street

SUP2012-0026

- SUP request to operate restaurant with retail market
- Total of 56 seats
- Six-space parking reduction
- Staff recommends approval



9  
-----  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Friday, June 15, 2012 2:11 PM  
**To:** Jackie Henderson  
**Subject:** FW: Emailing: Support Letter for GRAPE + BEAN Rosemont 6.15.12  
**Attachments:** Support Letter for GRAPE + BEAN Rosemont 6.15.12.pdf

-----Original Message-----

From: Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]  
Sent: Friday, June 15, 2012 2:08 PM  
To: Barbara Ross  
Cc: [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
Subject: Emailing: Support Letter for GRAPE + BEAN Rosemont 6.15.12

Hi Barbara,

Attached is a scanned copy of a "support" letter that one of our customers dropped off today at GRAPE + BEAN Rosemont. Thank you for passing these along to City Council members.

Sheera

Your message is ready to be sent with the following file or link attachments:

Support Letter for GRAPE + BEAN Rosemont 6.15.12

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Dear City Council of Alexandria, Virginia

I am writing this letter today to express my approval of the new business in my neighborhood, Grape & Bean, which also has a location in Old Town. I was very excited to hear about their new location at Walnut and Commonwealth; and, since they have opened, I find them a great addition to the neighborhood. They provide me & my family with services and goods that we would either have to drive or walk a great distance to obtain; and being able to walk a short distance to purchase lovely wines and/or coffees & cheeses is a good thing for the environment and our waist lines.

We find them to be very good and thoughtful neighbors; they are considerate of any impact their business may have on the community. We are very supportive of their outside seating proposal; I used to work right next door (at Lavender Moon) to their other location that currently does have outside seating and I can verify that the outside seating there is no more noisy than people who eat their dinners or have drinks on their porches or patios in the neighborhood.

I urge you to extend to them any and all support you are able to do because they are trying to grow a small business and small businesses like theirs is what makes our city, state and country great.

Thank you.

A handwritten signature in cursive script that reads "Marylynn Saunders".

Marylynn Saunders

16 West Maple Street

Alexandria, VA 22301

9  
6-16-12

**Jackie Henderson**

---

**From:** Sheera, GRAPE + BEAN <sheera@grapeandbean.com>  
**Sent:** Friday, June 15, 2012 4:40 PM  
**To:** Jackie Henderson  
**Subject:** FW: Emailing: Support Letter for GRAPE + BEAN Rosemont 6.15.12  
**Attachments:** Support Letter for GRAPE + BEAN Rosemont 6.15.12.pdf

Hi- realized I should have cc'd you as well. Thanks.

-----Original Message-----

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]  
**Sent:** Friday, June 15, 2012 2:08 PM  
**To:** [barbara.ross@alexandriava.gov](mailto:barbara.ross@alexandriava.gov)  
**Cc:** [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Emailing: Support Letter for GRAPE + BEAN Rosemont 6.15.12

Hi Barbara,

Attached is a scanned copy of a "support" letter that one of our customers dropped off today at GRAPE + BEAN Rosemont. Thank you for passing these along to City Council members.

Sheera

Your message is ready to be sent with the following file or link attachments:

Support Letter for GRAPE + BEAN Rosemont 6.15.12

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Dear City Council of Alexandria, Virginia

I am writing this letter today to express my approval of the new business in my neighborhood, Grape & Bean, which also has a location in Old Town. I was very excited to hear about their new location at Walnut and Commonwealth; and, since they have opened, I find them a great addition to the neighborhood. They provide me & my family with services and goods that we would either have to drive or walk a great distance to obtain; and being able to walk a short distance to purchase lovely wines and/or coffees & cheeses is a good thing for the environment and our waist lines.

We find them to be very good and thoughtful neighbors; they are considerate of any impact their business may have on the community. We are very supportive of their outside seating proposal; I used to work right next door (at Lavender Moon) to their other location that currently does have outside seating and I can verify that the outside seating there is no more noisy than people who eat their dinners or have drinks on their porches or patios in the neighborhood.

I urge you to extend to them any and all support you are able to do because they are trying to grow a small business and small businesses like theirs is what makes our city, state and country great.

Thank you.

A handwritten signature in cursive script that reads "Marylynn Saunders".

Marylynn Saunders

16 West Maple Street

Alexandria, VA 22301

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Wednesday, June 13, 2012 1:13 PM  
**To:** Jackie Henderson  
**Subject:** FW: Grape and Bean /Rosemont neighborhood

A letter of support for Grape and Bean on Saturday's docket.

---

**From:** Leary, Marylou [<mailto:Marylou.Leary@usdoj.gov>]  
**Sent:** Wednesday, June 13, 2012 12:04 PM  
**To:** Barbara Ross  
**Subject:** Grape and Bean /Rosemont neighborhood

Dear Ms. Ross,

I am writing to express support for the application of Grape and Bean to operate a dining facility with indoor and outdoor seating at the corner of Commonwealth Ave and East Walnut St. Grape and Bean's owners propose to operate exactly the kind of local, modestly scaled restaurant that our community wants and needs.

In the relatively short period of time since Grape and Bean's owners purchased the property, they have transformed it from a ramshackle corner store to a very attractive shop with excellent coffee, wines, ice cream, and a small range of fresh products. The shop has become a neighborhood gathering place; every time I stop by I see friends and neighbors from nearby streets. I often see neighborhood children sitting on the bench that Grape and Bean has installed outside taking an ice cream break from riding their bicycles. It's a pleasure to see them laughing and swinging their legs on the bench.

Grape and Bean's owners, David Gwathmey and Sheera Rosenfeld, have made a very positive impression on our community. Many of us have frequented their shop in Old Town and know that they have a strong track record of being responsible business owners and neighbors. They have years of experience keeping a shop in a neighborhood where the interests of nearby residents must be respected. I know that one or two neighbors of the Rosemont shop have expressed concern about noise and parking issues. My family lives at 21 West Walnut St, just a block away; although we respect our neighbor's concerns, we do not share them. Why? Because we are reassured by the professionalism and attentiveness to the community that David Gwathmey and Sheera Rosenfeld have demonstrated both in Old Town and in Rosemont. In our view, past performance is the best predictor of the future.

We are also reassured by the fact that the Alexandria Planning Commission approved the Grape and Bean's plan at its June 5 meeting. Even more importantly, the Rosemont Civic Association, comprised of residents with the highest stake in this proposal, formally voted to support the plan at its May 31 meeting. This was a resounding vote of confidence in Grape and Bean's owners and a significant expression of how big a contribution the restaurant could make to our neighborhood, which does not have any facility like it within easy walking distance. Walking distance is key, as the shop has quickly established itself as a neighborhood establishment catering to the needs of families who live close by and enjoy the high quality inventory, friendly atmosphere, and the impeccable service at Grape and Bean.

I strongly urge the Council to respect the vote of the Rosemont Civic Association, consider the value of a neighborhood restaurant at this location, and respect the demonstrated professionalism and experience of the Grape and Bean's owners. In short, I urge the Council to approve this plan.

Mary Lou Leary  
21 West Walnut St.  
703-684-8219

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 9:06 AM  
**To:** Jackie Henderson  
**Subject:** FW: Grape and Bean Rosemont

**From:** Emily Schell Jones [<mailto:emilyschell@aol.com>]  
**Sent:** Wednesday, June 13, 2012 10:43 PM  
**To:** Barbara Ross  
**Cc:** [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Grape and Bean Rosemont

Dear Members of the City Council,

I am writing today in support of the Grape & Bean's application to operate a restaurant inside and outside of its location on East Walnut St.

As neighbors on the same block as Grape and Bean Rosemont at 14 East Walnut St., we have been thrilled with the new business. David Gwathmey and Sheera Rosenfeld are experienced business owners who have taken considerable care to restore and modernize the establishment. Where was once a convenience store with old, outdated wares is now a true neighborhood establishment with fresh wine, dairy, baked goods and treats for the kids. These improvements have been welcome both from a commercial perspective as well as an aesthetic one.

Their approach to the application has been open, honest and collaborative. We have all been eager to see the Grape and Bean Rosemont serve food. I look forward to the day when I can walk to the Grape & Bean and enjoy a light meal. My feeling is that the application for seating is reasonable. With such a metro accessible location and so many local neighbors simply walking, the seating inside and out should be sufficient. The establishment they envision is one where couples and families can enjoy good food and company, not a raucous party spot. These kinds of establishments have enjoyed successful relationships with neighbors in Del Ray and Old Town, where the owners operate another location. I have no doubt that if noise or parking become a concern, we can go directly to the owners to work out a solution.

I stand with the Rosemont Civic Association, which formally voted to support the Grape and Bean's application on May 31, as well as the Planning Commission Hearing approval on June 5<sup>th</sup>.

Sincerely,  
Emily Schell Jones  
917.817.0606 cell  
703.548.1306 home



9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 9:06 AM  
**To:** Jackie Henderson  
**Subject:** FW: In support of the Grape and Bean

---

**From:** Anne Marie Power [<mailto:ambpower@me.com>]  
**Sent:** Wednesday, June 13, 2012 10:21 PM  
**To:** Barbara Ross  
**Cc:** [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** In support of the Grape and Bean

Dear Ms. ross and Members of the City Council,

I am writing today in support of the Grape & Bean's application to operate a restaurant inside and outside of its location on East Walnut St.

As neighbors just a few doors down at 18 East Walnut St., we have been thrilled with the new business. David Gwathmey and Sheera Rosenfeld are experienced business owners who have taken considerable care to restore and modernize the establishment. Where was once a convenience store with old, outdated wares is now a true neighborhood establishment with fresh wine, coffee, dairy and baked goods. These improvements have been welcome both from a commercial perspective as well as an aesthetic one.

Their approach to the application has been open, honest and collaborative. When I first asked about the possibility of seating, David replied, "if the neighbors want it." Within just a few days, I noted that several signatures and email addresses had joined my own on their clip board, offering support.

I look forward to the day when I can walk to the Grape & Bean and enjoy a light meal and feel that the application for seating is reasonable. The establishment they envision is one where couples and families can enjoy good food and company, not a raucous party spot. These kinds of establishments have enjoyed successful relationships with neighbors in Del Ray and Old Town, where the owners operate another location. I have no doubt that if noise or parking become a concern, we can go directly to the owners to work out a solution. But as the mother of a small child, I can say that I am confident that they have already addressed these concerns in a satisfactory manner.

I stand with the Rosemont Civic Association, which formally voted to support the Grape and Bean's application on May 31.

Anne Marie B. Power  
18 East Walnut St.  
Alexandria, Va. 22301  
571-257-8131  
[Ambpower@me.com](mailto:Ambpower@me.com)

Sent from my iPad

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 9:06 AM  
**To:** Jackie Henderson  
**Subject:** FW: letter in support of Rosemont Grape and Bean restaurant application

---

**From:** Clea Benson [<mailto:cleamariebenson@hotmail.com>]  
**Sent:** Wednesday, June 13, 2012 9:56 PM  
**To:** Barbara Ross  
**Subject:** letter in support of Rosemont Grape and Bean restaurant application

To the Alexandria City Council:

We are residents of East Walnut Street and are writing in support of the restaurant application of the Grape and Bean at the corner of Walnut Street and Commonwealth Avenue.

We live a half-block away from the Rosemont Grape and Bean and we were delighted when we learned that they were taking over the corner store near our home. We are extremely pleased with their operations so far, and we fully support the owners' application to expand to operating a restaurant on the site with at least 24 seats inside and 32 outside, though we believe the site could easily support more than 24 inside seats.

The owners, with a strong track record of operating a business in Old Town, have already transformed the corner of our block. We think they've improved our property values just by opening a high-quality retail store on the site. We believe there would be a lot of demand for restaurant service in that location and we plan to patronize it regularly.

We don't see parking as a problem. Many area residents, including us, will walk to the site. There is plenty of street parking in the area.

There's a real need for services such as this in our immediate neighborhood. We believe a restaurant on that site would attract an upscale clientele of local residents who wouldn't be noisy or otherwise disrupt those of us who live close by. If you have any additional questions, please feel free to contact us at 571-431-7883 or at [cleamariebenson@hotmail.com](mailto:cleamariebenson@hotmail.com). We hope you will enhance our neighborhood and our block by approving this application.

Sincerely,

Clea Benson and Peter Nicholas  
21 East Walnut Street  
Alexandria, VA 22301  
(571) 431-7883

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 9:06 AM  
**To:** Jackie Henderson  
**Subject:** FW: In support of Grape and Bean SUP application submitted for approval at the 5 June Planning Commission Hearing

---

**From:** Leilani Sanders Hall [<mailto:leilanisandershall@hotmail.com>]  
**Sent:** Wednesday, June 13, 2012 6:21 PM  
**To:** Barbara Ross  
**Cc:** [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** In support of Grape and Bean SUP application submitted for approval at the 5 June Planning Commission Hearing

I live with a few houses from the business and hope that you are able to support the business owners application for inside and outside dining. The neighborhood restaurant has been something that has been wanted in the Rosemont area to increase it community feel. Being close by we are assuming that our street would be at risk but feel that most patrons will be within walking distance and there is plenty of parking on Commonwealth. Since most of the patrons will be local we would fully expect them to be respectful of their neighbors and if a disruption should occur I would expect that the business owners would deal with the situation in a professional manners, as they are experienced business owners. Experienced business owners with strong track record of being responsible business owners and neighbors.

Leilani Sanders Hall

6 West Walnut Street

Alexandria VA 22301

9  
6-16-12

My name is Shrinath Malur, I own the property at 421 Commonwealth Ave which as you can see from the photograph is about 60 feet away from the proposed outdoor seating. My house is the one on the right.

So, my concerns are:

1. The noise from the 32 outdoor seats on Walnut. The planning commission staff also mentioned their concern about proximity of the outdoor seating to residential uses in Section II of the application.
2. the fact that there is no type of noise mitigation proposed, and
3. the potential parking issue caused by the total of 56 seats

At a minimum, I would like the council to increase the review proposed in Section III, Item 20 of the Application. The only review proposed now is one review 6 months after the restaurant has been operational, which will be in winter, and there will be no outdoor seating at that time. I think it is important to see how things go next spring, so I think there should be a one year review. In addition, I think there should be one or two more annual reviews after that.

That's all I have. Thank you.

## Jackie Henderson

---

**From:** Barbara Ross  
**Sent:** Tuesday, June 12, 2012 2:59 PM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs; Julie Fuerth  
**Subject:** FW: Follow up-- GRAPE + BEAN Rosemont

I guess I jumped too fast earlier. Here is the response to the Grape and Bean letter...and also the letter itself. So, this whole stream could be substituted for what I sent earlier.

---

**From:** Shrinath Malur [mailto:smalur@mmpiaw.com]  
**Sent:** Tuesday, June 12, 2012 11:42 AM  
**To:** Sheera, GRAPE + BEAN  
**Cc:** Barbara Ross  
**Subject:** RE: Follow up-- GRAPE + BEAN Rosemont

Dear Ms. Rosenfeld

Thank you for your email.

For clarification, I would like to point out that the first time we talked was on Friday, June 1, when I called you. During that conversation, when I first learned about the 32 seats outside, I told you that I was concerned about the noise. We ended the conversation by me stating that I would have to consider the matter. I'm sorry if you took that to mean that I accepted the proposal. You did tell me that you would carefully monitor the noise level, which I appreciate, but I don't know how you can actually implement that. Businesses don't want to tell their patrons to "keep it down".

Secondly, as you told the Planning Commission that we had contact again on Sunday June 3, you will recall that I requested a copy of the plan. You did send me the plan by email and wanted me to acknowledge receipt, which I did by replying "got it". That was intended to mean that I received the attachment, not that I approve your plan. Again, I'm sorry if you took that to mean that I accepted the proposal.

Regarding notification, you are correct that you followed the legal notice requirements, but it would have been nice if you contacted me, THE PROPERTY OWNER, regardless of when tenants are moving in. Tenants come and go. I have to be able to rent the property and later be able to sell it. And, I am very easy to reach.

The following concerns remain:

1. 32 outdoor seats until 11pm everyday
2. 56 total seats with respect to parking
3. No noise abatement measures proposed

So, while I appreciate the email and your efforts to reach out at this stage, I will have to consult with my neighbors and further consider the matter.

Having said all that, I look forward to the success of your business in a manner that does not impinge upon the reasonable expectations of your neighbors.

Best regards,

Shrinath Malur

---

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]

**Sent:** Monday, June 11, 2012 9:29 PM

**To:** Shrinath Malur

**Cc:** [barbara.ross@alexandriava.gov](mailto:barbara.ross@alexandriava.gov); [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)

**Subject:** Follow up-- GRAPE + BEAN Rosemont

Dear Mr. Malur,

I wanted to reach out to you again regarding the SUP application for GRAPE + BEAN Rosemont. My husband David and I want to do everything we can to assuage your concerns regarding the outside dining plan and are happy to talk with you again or meet in person. We want you to know that we are and will continue to be committed and respectful neighbors as well as responsible and considerate business owners. We look to be a positive, contributing part of the community for the long term.

When you and I originally spoke by phone on May 31 and talked through the application as well in/outside seating, I walked away feeling like we had a very amicable conversation. I (thought) I had addressed your concerns and felt we understood your perspective and would be committed to monitoring the seating arrangement and potential noise levels. However, hearing your statements at the June 5th Planning Commission hearing, we were quite concerned and surprised. As I expressed during our phone conversation and then via email later that week, we want to have open lines of communication with our neighbors and want to ensure that we have solid and positive relationships with you and other neighbors. We are experienced business owners and fully understand our responsibility owning and running an establishment in a neighborhood community.

In terms of the notification piece, we are very sorry you felt you did not receive sufficient notice—we were working to spread the exact details of the plan/seating # through several modes including talking with our existing customers, presenting in person at the recent Rosemont Civic Association meeting, and had reached out to several neighbors in close proximity including your rental property at 421 Commonwealth Ave. We definitely did not want neighbors to be surprised—and made several attempts to stop by your rental property to provide specifics on the plan. As I mentioned when we talked by phone, the next door neighbor told us the new tenants hadn't quite yet moved in (but would be soon) and we certainly wanted to connect directly. For whatever it's worth, we did send all the notification materials as legally required and according to the minimum time frame outlined by the city (they have a two week window in which applicants are required to send notices—notice can not be sent before the start date or after the end date) and they posted two notices on the building prior to that. Regardless, we sincerely apologize if you felt you weren't adequately notified because honestly we were trying hard to avoid there being surprises for any local residents.

Please let me reiterate that we want to serve the neighborhood in a responsible, respectful way. We know that the many adults and many families who will be regular diners at GRAPE + BEAN will understand the sensitivities of outside dining. They want to see this amenity succeed which means they also will have to be responsible and respectful patrons and we know they will be. As I said when we initially spoke, we plan to monitor things closely and reinforce without question. Again, we appreciate your support of GRAPE + BEAN Rosemont, look forward to open lines of communication, and to seeing you in the neighborhood.

Best regards,

Sheera Rosenfeld

Cell (202) 744- 7544

Owner, GRAPE + BEAN

In the Heart of Old Town

Visit our Newest Location in Rosemont

[www.grapeandbean.com](http://www.grapeandbean.com)



9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Wednesday, June 13, 2012 1:12 PM  
**To:** Jackie Henderson  
**Subject:** FW: Follow up-- GRAPE + BEAN Rosemont

Another in the same stream.

---

**From:** Sheera, GRAPE + BEAN [mailto:sheera@grapeandbean.com]  
**Sent:** Wednesday, June 13, 2012 10:59 AM  
**To:** smalur@mmlaw.com  
**Cc:** Barbara Ross  
**Subject:** Follow up-- GRAPE + BEAN Rosemont

Mr. Malur,

Thank you for taking the time to respond to my note—and correcting my dates (I was thinking the 31<sup>st</sup> was that Friday). We certainly hear your concerns and are sorry for any frustrations we may have caused in the process. I would only add that as experienced business owners, we are comfortable and know we can manage patrons in a tactful and effective manner. And as I mentioned, we do believe the many adults and many families who will be regular diners at GRAPE + BEAN Rosemont will also understand the sensitivities of outside dining and be responsible and respectful patrons and neighbors.

We certainly want to work within the desires and needs of the community and as you know we have already invested significant time and money to modernize and beautify the building and business as an amenity to serve the neighborhood. We respect and appreciate your concern for the neighborhood and do hope for and look forward to a positive relationship with you and others moving forward.

Thank you again.

Sincerely,

Sheera

Sheera Rosenfeld  
Owner, GRAPE + BEAN

**In the Heart of Old Town**  
**Visit our Newest Location in Rosemont!**

---

**From:** Shrinath Malur [mailto:smalur@mmlaw.com]  
**Sent:** Tuesday, June 12, 2012 11:42 AM  
**To:** Sheera, GRAPE + BEAN  
**Cc:** [barbara.ross@alexandriava.gov](mailto:barbara.ross@alexandriava.gov)  
**Subject:** RE: Follow up-- GRAPE + BEAN Rosemont

Dear Ms. Rosenfeld

Thank you for your email.

For clarification, I would like to point out that the first time we talked was on Friday, June 1, when I called you. During that conversation, when I first learned about the 32 seats outside, I told you that I was concerned about the noise. We ended the conversation by me stating that I would have to consider the matter. I'm sorry if you took that to mean that I accepted the proposal. You did tell me that you would carefully monitor the noise level, which I appreciate, but I don't know how you can actually implement that. Businesses don't want to tell their patrons to "keep it down".

Secondly, as you told the Planning Commission that we had contact again on Sunday June 3, you will recall that I requested a copy of the plan. You did send me the plan by email and wanted me to acknowledge receipt, which I did by replying "got it". That was intended to mean that I received the attachment, not that I approve your plan. Again, I'm sorry if you took that to mean that I accepted the proposal.

Regarding notification, you are correct that you followed the legal notice requirements, but it would have been nice if you contacted me, THE PROPERTY OWNER, regardless of when tenants are moving in. Tenants come and go. I have to be able to rent the property and later be able to sell it. And, I am very easy to reach.

The following concerns remain:

1. 32 outdoor seats until 11pm everyday
2. 56 total seats with respect to parking
3. No noise abatement measures proposed

So, while I appreciate the email and your efforts to reach out at this stage, I will have to consult with my neighbors and further consider the matter.

Having said all that, I look forward to the success of your business in a manner that does not impinge upon the reasonable expectations of your neighbors.

Best regards,

Shrinath Malur

---

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]  
**Sent:** Monday, June 11, 2012 9:29 PM  
**To:** Shrinath Malur  
**Cc:** [barbara.ross@alexandriava.gov](mailto:barbara.ross@alexandriava.gov); [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Follow up-- GRAPE + BEAN Rosemont

Dear Mr. Malur,

I wanted to reach out to you again regarding the SUP application for GRAPE + BEAN Rosemont. My husband David and I want to do everything we can to assuage your concerns regarding the outside dining plan and are happy to talk with you again or meet in person. We want you to know that we are and will continue to be committed and respectful neighbors as well as responsible and considerate business owners. We look to be a positive, contributing part of the community for the long term.

When you and I originally spoke by phone on May 31 and talked through the application as well in/outside seating, I walked away feeling like we had a very amicable conversation. I (thought) I had addressed your concerns and felt we understood your perspective and would be committed to monitoring the seating arrangement and potential noise levels. However, hearing your statements at the June 5th Planning Commission hearing, we were quite concerned and surprised. As I expressed during our phone conversation

and then via email later that week, we want to have open lines of communication with our neighbors and want to ensure that we have solid and positive relationships with you and other neighbors. We are experienced business owners and fully understand our responsibility owning and running an establishment in a neighborhood community.

In terms of the notification piece, we are very sorry you felt you did not receive sufficient notice—we were working to spread the exact details of the plan/seating # through several modes including talking with our existing customers, presenting in person at the recent Rosemont Civic Association meeting, and had reached out to several neighbors in close proximity including your rental property at 421 Commonwealth Ave. We definitely did not want neighbors to be surprised –and made several attempts to stop by your rental property to provide specifics on the plan. As I mentioned when we talked by phone, the next door neighbor told us the new tenants hadn't quite yet moved in (but would be soon) and we certainly wanted to connect directly. For whatever it's worth, we did send all the notification materials as legally required and according to the minimum time frame outlined by the city (they have a two week window in which applicants are required to send notices— notices can not be sent before the start date or after the end date) and they posted two notices on the building prior to that. Regardless, we sincerely apologize if you felt you weren't adequately notified because honestly we were trying hard to avoid there being surprises for any local residents.

Please let me reiterate that we want to serve the neighborhood in a responsible, respectful way. We know that the many adults and many families who will be regular diners at GRAPE + BEAN will understand the sensitivities of outside dining. They want to see this amenity succeed which means they also will have to be responsible and respectful patrons and we know they will be. As I said when we initially spoke, we plan to monitor things closely and reinforce without question. Again, we appreciate your support of GRAPE + BEAN Rosemont, look forward to open lines of communication, and to seeing you in the neighborhood.

Best regards,

Sheera Rosenfeld  
Cell (202) 744- 7544

Owner, GRAPE + BEAN  
In the Heart of Old Town  
Visit our Newest Location in Rosemont  
[www.grapeandbean.com](http://www.grapeandbean.com)

## Jackie Henderson

---

**From:** Barbara Ross  
**Sent:** Tuesday, June 12, 2012 9:48 AM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs; Julie Fuerth  
**Subject:** FW: Follow up-- GRAPE + BEAN Rosemont

This letter should go to City Council for Saturday's docket on this Grape and Bean SUP case on E Walnut St.

---

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]  
**Sent:** Monday, June 11, 2012 9:29 PM  
**To:** [smalur@mmpiaw.com](mailto:smalur@mmpiaw.com)  
**Cc:** Barbara Ross; [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Follow up-- GRAPE + BEAN Rosemont

Dear Mr. Malur,

I wanted to reach out to you again regarding the SUP application for GRAPE + BEAN Rosemont. My husband David and I want to do everything we can to assuage your concerns regarding the outside dining plan and are happy to talk with you again or meet in person. We want you to know that we are and will continue to be committed and respectful neighbors as well as responsible and considerate business owners. We look to be a positive, contributing part of the community for the long term.

When you and I originally spoke by phone on May 31 and talked through the application as well in/outside seating, I walked away feeling like we had a very amicable conversation. I (thought) I had addressed your concerns and felt we understood your perspective and would be committed to monitoring the seating arrangement and potential noise levels. However, hearing your statements at the June 5th Planning Commission hearing, we were quite concerned and surprised. As I expressed during our phone conversation and then via email later that week, we want to have open lines of communication with our neighbors and want to ensure that we have solid and positive relationships with you and other neighbors. We are experienced business owners and fully understand our responsibility owning and running an establishment in a neighborhood community.

In terms of the notification piece, we are very sorry you felt you did not receive sufficient notice—we were working to spread the exact details of the plan/seating # through several modes including talking with our existing customers, presenting in person at the recent Rosemont Civic Association meeting, and had reached out to several neighbors in close proximity including your rental property at 421 Commonwealth Ave. We definitely did not want neighbors to be surprised—and made several attempts to stop by your rental property to provide specifics on the plan. As I mentioned when we talked by phone, the next door neighbor told us the new tenants hadn't quite yet moved in (but would be soon) and we certainly wanted to connect directly. For whatever it's worth, we did send all the notification materials as legally required and according to the minimum time frame outlined by the city (they have a two week window in which applicants are required to send notices—notice can not be sent before the start date or after the end date) and they posted two notices on the building prior to that. Regardless, we sincerely apologize if you felt you weren't adequately notified because honestly we were trying hard to avoid there being surprises for any local residents.

Please let me reiterate that we want to serve the neighborhood in a responsible, respectful way. We know that the many adults and many families who will be regular diners at GRAPE + BEAN will understand the sensitivities of outside dining. They want to see this amenity succeed which means they also will have to be responsible and respectful patrons and we know they will be. As I said when we initially spoke, we plan to monitor things closely and reinforce without question. Again, we appreciate your support of GRAPE + BEAN Rosemont, look forward to open lines of communication, and to seeing you in the neighborhood.

Best regards,

Sheera Rosenfeld  
Cell (202) 744- 7544

Owner, GRAPE + BEAN  
In the Heart of Old Town  
Visit our Newest Location in Rosemont  
[www.grapeandbean.com](http://www.grapeandbean.com)

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 10:11 AM  
**To:** Jackie Henderson  
**Subject:** FW: Letter of Support for Grape + Bean's SUP Application  
**Attachments:** Rossletter.doc

**From:** John Hartgen [<mailto:hartgen@gmail.com>]  
**Sent:** Thursday, June 14, 2012 9:28 AM  
**To:** Barbara Ross  
**Subject:** Letter of Support for Grape + Bean's SUP Application

Good morning Ms. Ross,

By way of introduction, my name is John Hartgen and I live across the street from the Grape + Bean Rosemont location. Please find a letter of support attached for the SUP application, as I think that their ability to operate as a restaurant will enhance the Rosemont neighborhood.

Thank you and I can be reached at 703-618-0892 or via this e-mail address if you have any questions.

John Hartgen

Jun 14, 2012

Ms. Barbara Ross  
Deputy Director  
Department of Planning and Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Hello Ms. Ross,

I am writing you in support of Grape + Bean's Restaurant Supplemental Application ("SUP") in the Rosemont neighborhood of Alexandria. Approval of this SUP will not just provide a restaurant to the Rosemont neighborhood, it will provide a small business that understands and supports the culture of Rosemont.

I am a new member of the Rosemont community, lured by the quiet and amicable nature of its residents. Having lived and worked in other parts of the Washington, D.C. area, even parts of Old Town Alexandria, bustling crowded areas were what I aimed to avoid in moving here in April 2012. When I did complete my move to 400 Commonwealth Street, I was drawn and glad to see that a local small business would be right across the street. I was familiar with Grape + Bean's presence on Royal St. in Old Town Alexandria and their attention to keeping a presence measured by the patrons that frequented their shop and restaurant. I was shocked to find that they were not serving their fine cuisine my first time to their shop in making a routine stop for coffee. I visited again just a few weeks ago to pick up a few items (since they are right across the street) and was thoroughly impressed with how the owners were taking proceeds from a food and wine tasting they were conducting to contribute to the local schools. I could only imagine the sorts of proceeds that day that could have been raised if they had been able to serve food in a restaurant capacity.

Rosemont and Alexandria will benefit from the restaurant presence of Grape + Bean. The addition of a restaurant portion to their side of the business will not have adverse effects on parking as I have experienced firsthand that there are plenty of parking spaces living right across the street and the available spots in the feeder streets. Also, I am certain that the ownership will be sensitive to the neighborhood culture and will flourish in it.

The idea of having a quality coffee shop, restaurant and grocer just steps away was a selling point for me moving to Rosemont. I hope that you share this idea in approving Grape + Bean's restaurant application.

Sincerely,

John Hartgen  
400 Commonwealth Ave.  
Unit 103  
Alexandria, Va., 22301

9  
6-16-12

**Jackie Henderson**

**From:** Barbara Ross  
**Sent:** Friday, June 15, 2012 8:21 AM  
**To:** Jackie Henderson  
**Subject:** FW: Support for GRAPE + BEAN ROsem

**From:** Southerlyn [REDACTED]  
**Sent:** Thursday, June 14, 2012 7:55 PM  
**To:** Barbara Ross  
**Subject:** Support for GRAPE + BEAN ROsem

Dear Members of City Council and Planning Zoning Staff,

My name is Ann Southerlyn Reisig and I live at [REDACTED] which is the second house in and diagonally across Commonwealth Avenue from GRAPE + BEAN Rosemont. I have known David Gwathmey and Sheera Rosenfeld, Owners of GRAPE + BEAN for many years now - our sons play soccer together in the Alexandria League and I have patronized both their Old Town location and now many times weekly patronize their Rosemont location (in fact, literally just bought milk there on my way home from work!!) The Rosemont community has been delighted to welcome GRAPE + BEAN Rosemont to the neighborhood. Sheera and David have spent much time and money already to overhaul the building inside and out and provide the neighbors with a business that is welcoming, modern, high quality and attractive inside and out and the neighborhood looks having a wonderful neighborhood restaurant within easy walking distance!

I strongly support and anxiously await (and know all of my neighbors on West Oak Street do too) the launch of the restaurant side of GRAPE + BEAN Rosemont. Given the numbers of families in the immediate vicinity that are already planning their lunch and dinners out walking to and from GRAPE + BEAN Rosemont, I would like to see as much seating as you will approve. I am very pleased to see the 32 seats for outside seating given the popularity of dining outside—as well as the presence of so many children in the neighborhood. As a parent of two boys, it's sometime easier and more enjoyable to dine with your kids outside! That said, the application for only 24 seats – which I understand is related to parking requirements-- will be inadequate to support the demands of the neighborhood and would suggest you reconsider this number if you can.

I have heard some concerns regarding parking and potential for outside noise but I think these will be unfounded concerns- and am afraid people are constructing issues that won't really exist. Most people will walk (and already do walk) to GRAPE + BEAN Rosemont and there is already some available parking in the lot and on Commonwealth. As for noise, from what I see, this application isn't proposed as and won't be some corner bar in downtown DC—this is a neighborhood restaurant that will be frequented by adults and families who live close by. People will be respectful of their surroundings because it's "their" neighborhood too plus I'm sure as experienced business owners, Sheera and David could address any issues if they arise. I am sure the conversation "noise" would be a lot less of a disturbance than the cars, buses and sirens that



stream up Commonwealth Avenue any time of day or night as it is now. I would welcome the sound of conversation and laughter as it adds to the charm of our community and the specialness of this lovely neighborhood that my family and I just adore!

As members of City Council, representing the residents of Alexandria and our Rosemont community on this issue, please fully support this business and do all you can to help them maximize their business and thrive for long term. Sheera and David are experienced business owners and are committed to high quality offerings and great customer service. They are also long time Alexandria residents who continue to want to do business in this city and will be good neighbors and responsible business owners.

Thank you for your time and support.

Sincerely,

Southerlyn Reisig

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Friday, June 15, 2012 8:26 AM  
**To:** Jackie Henderson  
**Subject:** FW: Letter of support for Grape and Bean  
**Attachments:** Grape and Bean.docx

---

**From:** Holly Lennihan [<mailto:hlennihan@hickokcole.com>]  
**Sent:** Friday, June 15, 2012 6:55 AM  
**To:** Barbara Ross  
**Cc:** Lori Arrasmith Quill; [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Letter of support for Grape and Bean

Good morning Ms. Ross,

Attached please find a letter in support of Grape and Bean's application for outdoor and indoor seating at their Rosemont location.

In case there is an issue with the attachment I have also pasted in the text below.

Sincerely,

Holly Lennihan  
11 West Walnut Street  
Alexandria, VA 22301

**Letter:**

11 West Walnut Street  
Alexandria, VA 22301  
703-836-5782

14 June 2012

Ms. Barbara Ross  
Deputy Director, Planning and Zoning  
City of Alexandria  
[Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov)

Dear Council Members,

I am writing to support the application submitted by Grape and Bean to offer outdoor and indoor seating at their new Rosemont Location, on the corner of Commonwealth Avenue and Walnut Street.

My family lives a half a block from their store and we consider it a great amenity to our community. The Owners have done a wonderful job of creating a beautiful setting for neighbors to see one another and to get to know one other better. My daughters are already used to getting lollypops and ice cream from Grape and Bean!

As a patron of their establishment, I am aware that they are located right next to single family homes. I would never want to disturb those neighbors and am certain that all who come to eat at Grape and Bean would be equally as respectful. I also believe that parking will not be an issue because so many of the patrons will walk to Grape and Bean.

If you must know, we Walnut Street neighbors have been dreaming of having a neighborhood oriented shop just like Grape and Bean for years! It has exceeded anything we could have hoped for and the Owners have been a terrific addition to our community.

Sincerely,



Holly Lennihan

**Holly Lennihan, RA, LEED AP  
Associate**

**Hickok Cole Architects**  
1023 31st St. NW Washington, DC 20007  
Voice 202.667.9776 Fax 202.667.2260  
[hlennihan@hickokcole.com](mailto:hlennihan@hickokcole.com)  
[www.hickokcole.com](http://www.hickokcole.com)

This e-mail message is for the sole use of the intended recipient(s). If you have received this e-mail in error, please notify the sender immediately by e-mail if you have received this e-mail by mistake. Copying, distributing, publishing or taking any action in reliance on the contents of this information is strictly prohibited. Please consider the environment before printing this e-mail.

11 West Walnut Street  
Alexandria, VA 22301  
703-836-5782

14 June 2012

Ms. Barbara Ross  
Deputy Director, Planning and Zoning  
City of Alexandria  
[Barbara.Ross@alexandriava.gov](mailto:Barbara.Ross@alexandriava.gov)

Dear Council Members,

I am writing to support the application submitted by Grape and Bean to offer outdoor and indoor seating at their new Rosemont Location, on the corner of Commonwealth Avenue and Walnut Street.

My family lives a half a block from their store and we consider it a great amenity to our community. The Owners have done a wonderful job of creating a beautiful setting for neighbors to see one another and to get to know one other better. My daughters are already used to getting lollypops and ice cream from Grape and Bean!

As a patron of their establishment, I am aware that they are located right next to single family homes. I would never want to disturb those neighbors and am certain that all who come to eat at Grape and Bean would be equally as respectful. I also believe that parking will not be an issue because so many of the patrons will walk to Grape and Bean.

If you must know, we Walnut Street neighbors have been dreaming of having a neighborhood oriented shop just like Grape and Bean for years! It has exceeded anything we could have hoped for and the Owners have been a terrific addition to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Lennihan", with a long horizontal flourish extending to the right.

Holly Lennihan

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Thursday, June 14, 2012 3:02 PM  
**To:** Jackie Henderson  
**Subject:** FW: Letter of Support for Grape and Bean

**From:** [barebonesbargain@aol.com](mailto:barebonesbargain@aol.com) [<mailto:barebonesbargain@aol.com>]  
**Sent:** Thursday, June 14, 2012 2:48 PM  
**To:** Barbara Ross  
**Cc:** [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Letter of Support for Grape and Bean

Re: Letter of Support for Grape & Bean - Hearing June 16, 2012

As residents and property owners in Rosemont, my husband and I would like to add our names to the list of neighbors that would like Grape & Bean to be permitted to have indoor and outdoor seating for the purpose of providing a restaurant to this area of Rosemont. There is absolutely nothing in the Rosemont area of Commonwealth and Walnut that locals can walk to and dine. A restaurant in this location would be a huge and welcome addition to my family and one that we would support on a weekly basis. My extended family, who visit us often, would also be eager to visit and support an eating facility in this area.

Grape & Bean has done a great job in renovating the Rosemont location. It is a huge improvement and convenience to the neighborhood. We would also like to add our support for Grape & Bean to be permitted to increase the sitting capacity beyond their initial request. We anticipate there is going to be great interest in this restaurant and we hope the owners will be permitted to expand to meet the demand.

Monroe's Restaurant on Monroe Avenue is a good example of how a restaurant can fit and mix within a residential area.

**PLEASE GIVE GRAPE & BEAN A CHANCE TO BE OUR WALK-TO EATING LOCATION!**

Donna J. Davis and James R. Davis  
13 West Walnut Street  
Alexandria, VA 22301

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Friday, June 15, 2012 9:53 AM  
**To:** Jackie Henderson  
**Subject:** FW: Support for GRAPE + BEAN Rosemont's SUP  
**Attachments:** scan020.pdf

-----Original Message-----

From: HEIDI KOHLER [<mailto:HEIDI.KOHLER@Longandfoster.com>]  
Sent: Friday, June 15, 2012 9:10 AM  
To: Barbara Ross  
Subject: Support for GRAPE + BEAN Rosemont's SUP

Good morning Barbara,

Please find attached to this email my letter to be included in City Councils hearing tomorrow.

Please let me know should you require further documentation.

Thank you,

Heidi Kohler

Heidi R. Kohler  
[Heidi.Kohler@longandfoster.com](mailto:Heidi.Kohler@longandfoster.com)  
Direct line-703-609-7367  
<http://heidikohler.lnfre.com>  
400 King Street  
Alexandria, Virginia 22314  
Fax Number-703-683-1303

Dear Members of City Council,

June 15, 2012

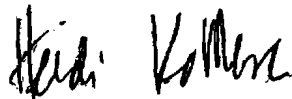
My name is Heidi Kohler and I live at 402 Commonwealth Ave, #402- diagonally across the street from GRAPE + BEAN Rosemont. I am a small business owner in the City of Alexandria—running my own Commercial and Residential Real Estate business since 2000 and owner of Del Ray Wellness since 2004.

My husband and I, like so many other neighbors and residents of the neighborhood, are delighted to have GRAPE + BEAN Rosemont, a high quality, customer oriented and locally run business (the owners are long time Alexandria residents) open their doors earlier this year. It's clear from the major improvements and investments they've made to the interior and exterior of 2 East Walnut street (the former Rosemont Market) that they care about the neighborhood and are striving to build an attractive, welcoming business with great high quality products to serve the community. Adding the restaurant component is a natural and much needed component of that and frankly many folks expected the dine-in piece to be there when they opened their doors—so they are hoping and waiting patiently.

GRAPE + BEAN Rosemont will be the only easily walkable restaurant for most people in the neighborhood and without question will have great demand from all the families and residents nearby. I think the neighborhood could easily support a larger restaurant and more seats and would encourage the City Council to approve the plan and provide more seating if possible. I understand parking factors into seating but if you spend any time outside GRAPE + BEAN Rosemont, you will see most customers walk so I think the reality is that a "parking problem" will likely be non-existent. Other issues like noise, which I believe has also been raised as a concern is simply a misplaced concern. This a neighborhood place, being developed by experienced business people who also live, work, and are raising their family in the nearby community (albeit Old Town) but they understand and respect the surroundings and the concerns. You have business owners and residents/future patrons- all of whom will be conscientious, respectful, and considerate of their surroundings and fellow neighbors. I write this letter and ask each Council member to fully approve GRAPE + BEAN Rosemont's SUP and to do your part to support these Alexandria residents in running a successful and thriving business here in our city.

Thank you Council Members for your time to review and for supporting small business in the City of Alexandria.

Best regards,



Heidi Kohler

Direct #-703=609-7367

Heidi.Kohler@LongandFoster.com

9  
6-16-12

**Jackie Henderson**

---

**From:** Barbara Ross  
**Sent:** Tuesday, June 12, 2012 2:59 PM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs; Julie Fuerth  
**Subject:** FW: Follow up-- GRAPE + BEAN Rosemont

I guess I jumped too fast earlier. Here is the response to the Grape and Bean letter...and also the letter itself. So, this whole stream could be substituted for what I sent earlier.

---

**From:** Shrinath Malur [mailto:smalur@mmpiaw.com]  
**Sent:** Tuesday, June 12, 2012 11:42 AM  
**To:** Sheera, GRAPE + BEAN  
**Cc:** Barbara Ross  
**Subject:** RE: Follow up-- GRAPE + BEAN Rosemont

Dear Ms. Rosenfeld

Thank you for your email.

For clarification, I would like to point out that the first time we talked was on Friday, June 1, when I called you. During that conversation, when I first learned about the 32 seats outside, I told you that I was concerned about the noise. We ended the conversation by me stating that I would have to consider the matter. I'm sorry if you took that to mean that I accepted the proposal. You did tell me that you would carefully monitor the noise level, which I appreciate, but I don't know how you can actually implement that. Businesses don't want to tell their patrons to "keep it down".

Secondly, as you told the Planning Commission that we had contact again on Sunday June 3, you will recall that I requested a copy of the plan. You did send me the plan by email and wanted me to acknowledge receipt, which I did by replying "got it". That was intended to mean that I received the attachment, not that I approve your plan. Again, I'm sorry if you took that to mean that I accepted the proposal.

Regarding notification, you are correct that you followed the legal notice requirements, but it would have been nice if you contacted me, THE PROPERTY OWNER, regardless of when tenants are moving in. Tenants come and go. I have to be able to rent the property and later be able to sell it. And, I am very easy to reach.

The following concerns remain:

1. 32 outdoor seats until 11pm everyday
2. 56 total seats with respect to parking
3. No noise abatement measures proposed

So, while I appreciate the email and your efforts to reach out at this stage, I will have to consult with my neighbors and further consider the matter.

Having said all that, I look forward to the success of your business in a manner that does not impinge upon the reasonable expectations of your neighbors.

Best regards,



Shrinath Malur

---

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]

**Sent:** Monday, June 11, 2012 9:29 PM

**To:** Shrinath Malur

**Cc:** [barbara.ross@alexandriava.gov](mailto:barbara.ross@alexandriava.gov); [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)

**Subject:** Follow up-- GRAPE + BEAN Rosemont

Dear Mr. Malur,

I wanted to reach out to you again regarding the SUP application for GRAPE + BEAN Rosemont. My husband David and I want to do everything we can to assuage your concerns regarding the outside dining plan and are happy to talk with you again or meet in person. We want you to know that we are and will continue to be committed and respectful neighbors as well as responsible and considerate business owners. We look to be a positive, contributing part of the community for the long term.

When you and I originally spoke by phone on May 31 and talked through the application as well in/outside seating, I walked away feeling like we had a very amicable conversation. I (thought) I had addressed your concerns and felt we understood your perspective and would be committed to monitoring the seating arrangement and potential noise levels. However, hearing your statements at the June 5th Planning Commission hearing, we were quite concerned and surprised. As I expressed during our phone conversation and then via email later that week, we want to have open lines of communication with our neighbors and want to ensure that we have solid and positive relationships with you and other neighbors. We are experienced business owners and fully understand our responsibility owning and running an establishment in a neighborhood community.

In terms of the notification piece, we are very sorry you felt you did not receive sufficient notice—we were working to spread the exact details of the plan/seating # through several modes including talking with our existing customers, presenting in person at the recent Rosemont Civic Association meeting, and had reached out to several neighbors in close proximity including your rental property at 421 Commonwealth Ave. We definitely did not want neighbors to be surprised –and made several attempts to stop by your rental property to provide specifics on the plan. As I mentioned when we talked by phone, the next door neighbor told us the new tenants hadn't quite yet moved in (but would be soon) and we certainly wanted to connect directly. For whatever it's worth, we did send all the notification materials as legally required and according to the minimum time frame outlined by the city (they have a two week window in which applicants are required to send notices— notices can not be sent before the start date or after the end date) and they posted two notices on the building prior to that. Regardless, we sincerely apologize if you felt you weren't adequately notified because honestly we were trying hard to avoid there being surprises for any local residents.

Please let me reiterate that we want to serve the neighborhood in a responsible, respectful way. We know that the many adults and many families who will be regular diners at GRAPE + BEAN will understand the sensitivities of outside dining. They want to see this amenity succeed which means they also will have to be responsible and respectful patrons and we know they will be. As I said when we initially spoke, we plan to monitor things closely and reinforce without question. Again, we appreciate your support of GRAPE + BEAN Rosemont, look forward to open lines of communication, and to seeing you in the neighborhood.

Best regards,

Sheera Rosenfeld

Cell (202) 744- 7544

Owner, GRAPE + BEAN

In the Heart of Old Town

Visit our Newest Location in Rosemont

[www.grapeandbean.com](http://www.grapeandbean.com)

## Jackie Henderson

---

**From:** Barbara Ross  
**Sent:** Tuesday, June 12, 2012 9:48 AM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs; Julie Fuerth  
**Subject:** FW: Follow up-- GRAPE + BEAN Rosemont

This letter should go to City Council for Saturday's docket on this Grape and Bean SUP case on E Walnut St.

---

**From:** Sheera, GRAPE + BEAN [<mailto:sheera@grapeandbean.com>]  
**Sent:** Monday, June 11, 2012 9:29 PM  
**To:** [smalur@mmlplaw.com](mailto:smalur@mmlplaw.com)  
**Cc:** Barbara Ross; [sheera@grapeandbean.com](mailto:sheera@grapeandbean.com)  
**Subject:** Follow up-- GRAPE + BEAN Rosemont

Dear Mr. Malur,

I wanted to reach out to you again regarding the SUP application for GRAPE + BEAN Rosemont. My husband David and I want to do everything we can to assuage your concerns regarding the outside dining plan and are happy to talk with you again or meet in person. We want you to know that we are and will continue to be committed and respectful neighbors as well as responsible and considerate business owners. We look to be a positive, contributing part of the community for the long term.

When you and I originally spoke by phone on May 31 and talked through the application as well in/outside seating, I walked away feeling like we had a very amicable conversation. I (thought) I had addressed your concerns and felt we understood your perspective and would be committed to monitoring the seating arrangement and potential noise levels. However, hearing your statements at the June 5th Planning Commission hearing, we were quite concerned and surprised. As I expressed during our phone conversation and then via email later that week, we want to have open lines of communication with our neighbors and want to ensure that we have solid and positive relationships with you and other neighbors. We are experienced business owners and fully understand our responsibility owning and running an establishment in a neighborhood community.

In terms of the notification piece, we are very sorry you felt you did not receive sufficient notice—we were working to spread the exact details of the plan/seating # through several modes including talking with our existing customers, presenting in person at the recent Rosemont Civic Association meeting, and had reached out to several neighbors in close proximity including your rental property at 421 Commonwealth Ave. We definitely did not want neighbors to be surprised—and made several attempts to stop by your rental property to provide specifics on the plan. As I mentioned when we talked by phone, the next door neighbor told us the new tenants hadn't quite yet moved in (but would be soon) and we certainly wanted to connect directly. For whatever it's worth, we did send all the notification materials as legally required and according to the minimum time frame outlined by the city (they have a two week window in which applicants are required to send notices—notice can not be sent before the start date or after the end date) and they posted two notices on the building prior to that. Regardless, we sincerely apologize if you felt you weren't adequately notified because honestly we were trying hard to avoid there being surprises for any local residents.

Please let me reiterate that we want to serve the neighborhood in a responsible, respectful way. We know that the many adults and many families who will be regular diners at GRAPE + BEAN will understand the sensitivities of outside dining. They want to see this amenity succeed which means they also will have to be responsible and respectful patrons and we know they will be. As I said when we initially spoke, we plan to monitor things closely and reinforce without question. Again, we appreciate your support of GRAPE + BEAN Rosemont, look forward to open lines of communication, and to seeing you in the neighborhood.

Best regards,

Sheera Rosenfeld  
Cell (202) 744- 7544

Owner, GRAPE + BEAN  
In the Heart of Old Town  
Visit our Newest Location in Rosemont  
[www.grapeandbean.com](http://www.grapeandbean.com)

9  
6-16-12

**Jackie Henderson**

**From:** Lee Quill <lquill@cunninghamquill.com>  
**Sent:** Friday, June 15, 2012 5:08 PM  
**To:** William Euille; Frank Fannon; Kerry Donley; Alicia Hughes; Del Pepper; Paul Smedberg; Rose Boyd; Jackie Henderson; Rob Krupicka; Linda Owens; Elizabeth Jones  
**Subject:** COA Contact Us: Letter of Support for Grape & Bean  
**Attachments:** ATT00001.txt

**COA Contact Us: Mayor, Vice Mayor, and Council Members**

**Time:** [Fri Jun 15, 2012 17:08:23] **Message ID:** [40130]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Lee  
**Last Name:** Quill  
**Street Address:** 9 West Walnut Street  
**City:** Alexandria  
**State:** Virginia  
**Zip:** 22301  
**Phone:** 703-836-0928

**Email Address:** [lquill@cunninghamquill.com](mailto:lquill@cunninghamquill.com)

**Subject:** Letter of Support for Grape & Bean  
Dear Mayor Euille and Members of Council,

We are writing this letter of support for the new SUP for Grape & Bean to allow them to provide indoor and outdoor seating and provide restaurant facilities at their new uptown location at the former Rosemont Market in Rosemont. We live just five houses away from the store on West Walnut. We have spoken to many of our neighbors and, as you have seen from the petition signatures, there is strong support for this new community and neighborhood restaurant. We are all concerned about potential impacts that restaurants may have on adjacent residential properties. However, our experience and discussions with Sheera and David have illustrated to us their concern and care to ensure that no adverse impacts occur with the adjoining neighbors. This is a family retail establishment that a majority of the community desires in the neighborhood and we will work collectively with owners to help mitigate any noise problems if they develop. We respectfully request your

consideration of support for the new Grape & Bean on Commonwealth

Avenue. Thank you.  
Very truly yours,

Lee Quill  
Lori Quill



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2012-0026

**PROPERTY LOCATION:** 2 EAST WALNUT STREET

**TAX MAP REFERENCE:** 053.04-08-35 **ZONE:** CL

**APPLICANT:**

Name: SRDG INC

Address: 809 SOUTH FAIRFAX STREET

**PROPOSED USE:** 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.

SHEERA ROSENFELD/DAVID GWATHMEY

Print Name of Applicant or Agent

809 SOUTH FAIRFAX STREET

Mailing/Street Address

ALEXANDRIA, VA 22314

City and State

Zip Code

[Signature]

Signature

3/27/12

Date

202-744-7544

Telephone #

Fax #

SHEERA@GRAPEANDBEAN.COM

Email address

Recommended approval  
 ACTION-PLANNING COMMISSION: W/ amendments 5-7 DATE: MAR 27 2012  
 ACTION-CITY COUNCIL: CC approved PC recommendation DATE: 4/5/2012  
7-0 / Amendments

**PLANNING & ZONING**

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;