

Docket Item # 19  
SPECIAL USE PERMIT #2002-0024

Planning Commission Meeting  
June 4, 2002

**ISSUE:** Consideration of a special use permit review of a restaurant.

**APPLICANT:** Barbara Mancini

**LOCATION:** 1508 Mt Vernon Avenue  
Mancini's Restaurant

**ZONE:** CL/Commercial Low

**PLANNING COMMISSION ACTION, JUNE 4, 2002:** On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the special use permit, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Commission expressed some concern for residential uses that abut commercial sites, but found that the restaurant was making its best effort to be a good neighbor. The Commission encouraged both Ms. Mancini and her neighbors to engage in discussions about any issues that may arise.

Speakers:

Duncan Blair, attorney, represented the applicant and stated that the restaurant would work in good faith on the issues of early morning noise and deliveries.

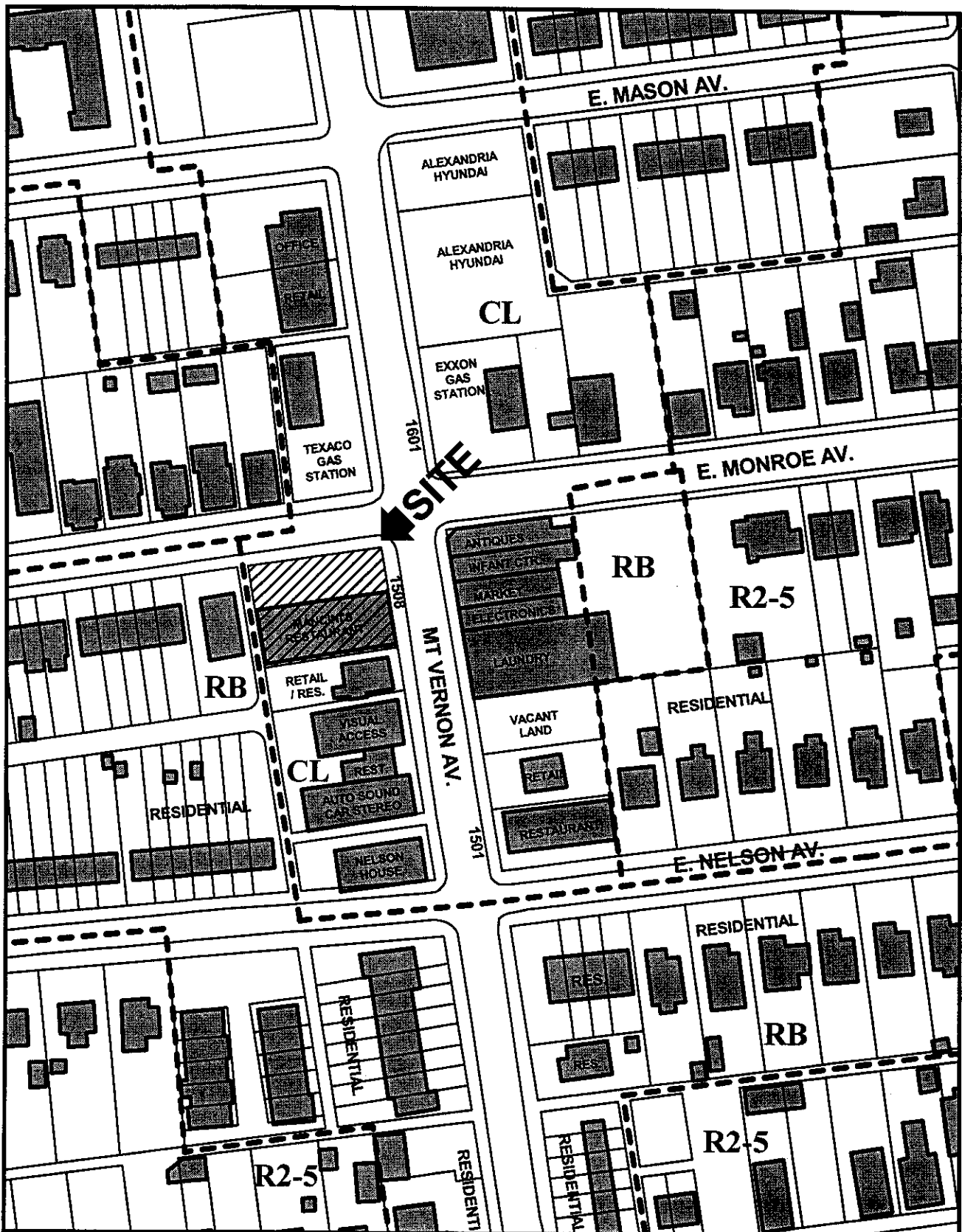
Pat Miller, Potomac West Business Association, spoke in support of the restaurant.

Cynthia O'Brien, adjacent neighbor, expressed frustration with the noise, early morning deliveries, loading and unloading, and general intensification of the restaurant, as experienced from her adjacent location.

Stewart Beckwith, adjacent neighbor, stated opposition to the restaurant and asked that limitations be put on it regarding noise in the early morning and late evenings, especially associated with loading and unloading.

Amy Slack, DelRay Civic Association, spoke in support of the restaurant.

Barbara Biesecker, an employee of the restaurant, spoke in support and explained the steps that Mrs. Mancini had taken to instruct her employees not to park on the street.



**SUP #2002-0024**

**06/04/02**



STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP 95-0205)
2. Seating shall be provided for no more than 60 patrons. (P&Z) (SUP 96-0156)
3. Condition deleted. (SUP 96-0156)
4. Live entertainment shall be limited to an occasional small combo of jazz or folk music. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring the food service as well as the entertainment. (SUP 95-0205)
5. The hours of operation shall be limited to 6:00 A.M. to 10:00 P.M. Sunday through Thursday, and until 12:00 Midnight on Fridays and Saturdays. Outdoor seating shall be limited to 8:00 A.M. to 8:00 P.M. daily. (P&Z) (City Council)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (SUP 95-0205)
7. On-site alcohol service is permitted, no off-premise sales are permitted. (P&Z)
8. No food, beverages, or other material shall be stored outside. (SUP 95-0205)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP 96-0156)
10. Condition deleted. (SUP 96-0156)
11. One standard City trash container shall be furnished to the City of Alexandria and installed on the adjacent public right-of-way. (SUP 95-0205)

12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (SUP 95-0205)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (SUP 95-0205)
14. No music or amplified sound shall be audible at the property line. (SUP 95-0205)
15. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to walk or use public transportation to and from work and shall require its employees who drive to use off-street parking. The applicant shall include this requirement in its Employee Manual and shall post a sign in the kitchen area reminding employees of the prohibition. (P&Z)
16. Loading or unloading shall occur only between 6:00 AM and 10:00 PM, and no loading or unloading shall occur from the City right-of-way unless authorized by staff. (City Council) (SUP 2002-0020)
17. Remove the existing telephone booth at the corner of Mount Vernon Avenue and East Monroe Avenue. (SUP 95-0205)
18. Condition deleted. (SUP 96-0156)
19. The applicant shall remove the existing wooden canopy from the Mount Vernon Avenue facade and shall consult with the Director of Planning and Zoning regarding the location, design, and size of signs, canopies, and awnings. (SUP 95-0205)
20. The applicant shall prepare a landscape plan which includes site lighting, a screened dumpster, and parking screening along Mount Vernon Avenue and East Monroe Avenue to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP 96-0156)
21. The applicant shall implement the approved parking and landscaping plan by June 1, 1997. All landscaping at the site shall be maintained in good condition by the applicant. (P&Z) (SUP 96-0156)

22. **CONDITION AMENDED BY STAFF:** The applicant shall maintain the parking lot paving in good repair. ~~patch and repair the existing parking lot and sidewalk to the satisfaction of the Director of Transportation and Environmental Services.~~ (T&ES)
23. All exterior work shall be in compliance with the Mount Vernon Avenue Guidelines. (SUP 95-0205)
24. The applicant shall participate in a transit fare reduction program in order to encourage restaurant employees to use public transportation whenever possible. (SUP 95-0205)
25. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (SUP 95-0205)
26. **CONDITION RENEWED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, as a result from a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
27. The applicant shall direct or shade parking lot lighting away from adjacent residences to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP 96-0156)
28. The dumpster shall be located adjacent to the building as depicted on the plat referenced in Ordinance #4048 and shall be completely screened from public view to the satisfaction of the Director of Planning and Zoning, with the requirement that the dumpster be serviced at least three times a week. (P&Z) (City Council)(SUP 2002-0020)
29. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (City Council)(SUP 2002-0020)

DISCUSSION:

1. The applicant, Barbara Mancini, is before the Planning Commission for a review of the special use permit for a restaurant.
2. The subject property is a corner lot with 90 feet of frontage along Mount Vernon Avenue, 120 feet of frontage along Monroe Avenue, and a total lot area of 10,800 square feet. The site is developed with a one story commercial building and a surface parking lot. A public alley is located adjacent to the subject property.
3. This neighborhood restaurant was originally approved in 1996 (SUP #95-0205), and since then has been allowed to add seats, outdoor dining, live entertainment, alcohol sales and later hours, as the business grew. (See SUPs 96-0156, 98-0119 and 2001-0020). An encroachment ordinance was approved by Council allowing the west end of the parking lot, which is actually part of a public alley, to be used for parking. (ENC #99-001)

The applicant has been required to fully landscape the site, change the facade of the building, move and screen the dumpster, and repair the parking lot.

4. The restaurant is limited to a total of 60 seats. Its hours of operation are from 6:00 a.m to 10:00 p.m, Sunday through Thursday, with a 12:00 midnight closing time on Friday and Saturday. Its outdoor dining area is limited to 8:00 a.m. to 8:00 p.m, daily. According to the applicant, it typically closes at 10:00 p.m. every night. It is allowed to have limited entertainment in the restaurant, although it has not provided entertainment to date.
5. This case is before the Planning Commission and Council because a one year review was required last year, and because there have been two violations and a series of complaints regarding the restaurant over the last year.

As part of staff’s regular inspections of the restaurant, it issued a ticket for the applicant’s initial failure to repair the driveway pursuant to Condition #22. After tickets were issued, the driveway was repaired.

Staff has received complaints from nearby residents and had discussions with them about several aspects of the restaurant operation. One of the specific complaints regarded employees parking on the public street. With affidavits and photographs provided by the complaining parties, staff found that employees of the restaurant were parked on nearby streets. Staff issued a ticket for the violation, although the applicant contends that, under Condition #15, she is only required to require her employees to park off-street, and she already does that by including the prohibition in her employee manual.

6. Nearby residents have also complained about the following:

- early morning noise from loading and unloading operations, citing specific instances of loading prior to 6:00 a.m. Staff has monitored the site for pre 6:00 a.m. activity and has not seen it. Staff has suggested to the applicant that it load from the front door before 7:00 a.m., but the applicant maintains that such a change creates operational problems, given the location of the kitchen at the rear of the building and the need to leave the dining area at the front clean for customers.
- the increased level of activity, specifically from catering. The CL zone does not permit catering as a stand alone use on Mount Vernon Avenue. However, most restaurants have some catering services available, and as long as it remains an accessory use, is permitted in conjunction with a restaurant. This issue has arisen in the past, and staff continues to discuss it with the applicant. In response, the applicant has provided data which supports the catering operation as accessory to the main restaurant use on the site. See attached letter.
- the parking of the restaurant's van in the west end of the parking lot, citing a violation of the encroachment ordinance, adopted by Council in 1999, allowing use of that land. Staff has reviewed the language and the history of the encroachment application, including the facts as they existed at the time, and determined that there was no intent on the part of staff or Council to prohibit parking of the restaurant's van in that location. The point of the encroachment ordinance was to move the dumpster from the west end of the lot, and to allow parking instead of the dumpster there.
- the parking of two vans by the restaurant on the site raises questions about compliance with section 4-107 of the zoning ordinance which limits businesses in the CL zone to "one vehicle limited to one car or light truck used...as part of the operation of any business, except that additional vehicles may be permitted with a special use permit." Staff has reviewed the record in this case, including the successive cases before City Council over the last several years, and finds that there have been two vans on the property since the restaurant opened and been part of staff's and Council's consideration each time the case has come up. Therefore, staff considers that the ability to park two business vehicles as part of the approval of the restaurant's special use permit.

7. Other agencies of the city report no problem with the restaurant.

STAFF ANALYSIS:

Staff recommends approval of the special use permit, allowing the continuation of the restaurant. The site is attractive and well maintained and contributes to the economic vitality on Mount Vernon Avenue. The applicant has received tickets over the past year, but except for the potential employees parking on the street, has corrected the problem. As to employee parking, staff is recommending that the applicant maintain language in her employee manual notifying employees of the requirement and post a sign in an employee area of the facility reminding them of the prohibition. Staff has met with the applicant and has discussed the other complaints with her several times over the year. She represents that she is determined to be a good neighbor and to take whatever steps are required, consistent with the reasonable operation of the business. Staff has retained the one year review condition, so that the restaurant will be reviewed again one year from now. If there is a need at that time, additional conditions can be imposed.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director.



CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The vehicles parked in the public alley on the west side of the property are allowed per the terms of the Encroachment Ordinance (#4043). Staff has visited the site and determined that a maximum of 2 vehicles can be accommodated within the alley.
- C-1 The applicant shall comply with Alexandria’s Noise Control Code, Chapter 11, Section 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 The applicant shall direct or shade parking lot lighting away from adjacent residences to the satisfaction of the Director of Transportation and Environmental Services. (T&ES, SUP 96-0156)
- R-2 The applicant shall maintain the parking lot paving in good repair.
- R-3 The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of T&ES.
- R-4 Kitchen or other types equipment shall not be cleaned outside, nor shall any cooking residue or other wastes be washed onto streets, alleys, sidewalks or into the storm sewers.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- F-1 No objections.

# APPLICATION for SPECIAL USE PERMIT # 2002-0024

[must use black ink or type]

PROPERTY LOCATION: 1508 MT. VERNON AV.

TAX MAP REFERENCE: 43.02-09-13 ZONE: CL

APPLICANT Name: BARBARA MANCINI

Address: \_\_\_\_\_

PROPERTY OWNER Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPOSED USE: REVIEW of RESTAURANT "MANCINI'S"

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

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

\_\_\_\_\_  
*Print Name of Applicant or Agent*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Mailing/Street Address*

\_\_\_\_\_  
*Telephone #*

\_\_\_\_\_  
*Fax #*

\_\_\_\_\_  
*City and State*

\_\_\_\_\_  
*Zip Code*

\_\_\_\_\_  
*Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

*Mancini's*

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purveyor of fine foods & pastries

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Ms. Barbara Ross  
Deputy Director  
Department of Planning and Zoning  
City Hall  
301 King Street  
Alexandria, Virginia 22314

Dear Barbara,

This letter is in response to your question "is Mancini's a Catering Operation"? The answer is simple, No.

When I opened Mancini's in 1992 on Eisenhower Avenue, my goal was, and still is, to own a restaurant that serves only the freshest and highest quality meals and baked goods possible. We make everything fresh daily for breakfast, lunch and dinner. After 10 years, I still work everyday to insure that the food we offer is as well prepared with as much care as our first day of operation.

I learned early that owning and operating a business that can meet its expenses and strive to earn a profit is all too frequently a formidable challenge. I've also learned that when looking for answers in business, the best come from customers. Many of our customers request meals to be prepared for pickup or catered, and meeting those requests help us meet our expenses, which to be candid, would not be met otherwise. By catering, I mean putting together food for customers to take home or to be brought to them that is already offered in our restaurant. Mancini's does not have waiters on staff, nor do we own rental equipment normally required to do events of a large volume. This is true of many of the cafes and restaurants in Alexandria; it is a standard accessory use to the restaurant business. On most every menu and in most every window, catering or carryout is offered. It is even mentioned on the Alexandria City Proclamation presented to Mancini's in 1996, a copy of which is enclosed. That does not infer that Alexandria is saturated with catering operations. Design Cuisine, Windows, and Capitol Catering to name a few, are catering operations. They are not restaurants and they do not serve food on their premises. Catering operations are typically in industrial parks and require the use of numerous large trucks since every piece of equipment and food is sent off site, the restaurant is delivered to the customer. That is not Mancini's business plan; we will always be a restaurant first and last.

# Mancini's

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purveyor of fine foods & pastries

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Mancini's hours of operation is dictated by our restaurant offerings of breakfast, lunch and dinner. We seat customers seven days a week for breakfast and lunch and five days a week for dinner. Our business focus is directed towards growing the restaurant. Year to date 2002, our restaurant business is up 55% while our catering business is down 16%, in spite of the fact that catered meals can command a 50%-75% higher price than retail meals.

The restaurant serves 75-150 people per day during the week and approximately 350 people per day on weekends. We cater to approximately 40-50 customers over the same period. Mancini's employs 27 people, only 3 of which are employed to handle catering service. As you can see, the restaurant is the reason and purpose for Mancini's and catering is a subordinate to the restaurant operation. I have no plans to forgo the restaurant to develop a catering operation, however, not offering our foods for pickup or to be catered would affect our profitability as well as unfairly deny us an opportunity that appears to be afforded to all other restaurants on Mount Vernon Avenue and the City Of Alexandria.

As always, thank you for your time and assistance. Mancini's looks forward to many years of serving the Alexandria Community.

Sincerely Yours,

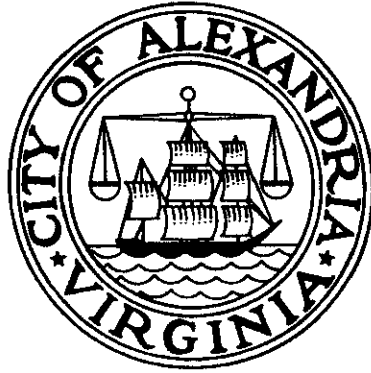
Barbara Mancini  
Proprietor

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703-838-3660 ☎ Fax 703-838-3630

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1508 Mt. Vernon Avenue, Alexandria, Virginia 22301



*Presented by*  
*The Mayor and Members*  
*of the*  
*City Council*  
*of the*  
*City of Alexandria, Virginia*

# PROCLAMATION

*WHEREAS, Mancini's Cafe was originally established in 1992 on Eisenhower Avenue in Eisenhower Valley; and*

*WHEREAS, the principals in the business are Barbara Mancini Dirmeyer, Robert Dirmeyer, Laura Francis, and Steve Francis; and*


*WHEREAS, the new Mancini's Cafe is a small, woman-owned business near the Mount Vernon Avenue enterprise zone, and its services include catering and wholesale and retail of fine foods and pastries; and*

*WHEREAS, Mancini's Cafe is a major force in local community uplift and the hiring of local residents;*

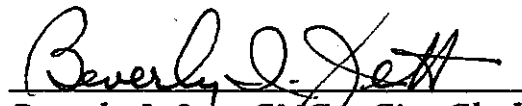
*NOW, THEREFORE, I, KERRY J. DONLEY, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, do hereby congratulate the principals on the opening of their second Mancini's Cafe at 1508 Mount Vernon Avenue, and urge all citizens to join me in saluting this business for its years of providing culinary delicacies to the community, for the leadership it has assumed in the progress and economic growth of the area, and best wishes for continued success.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 16th day of November 1996.*



  
KERRY J. DONLEY MAYOR  
On behalf of the City Council  
of Alexandria, Virginia

ATTEST:

  
Beverly I. Jett, CMC City Clerk

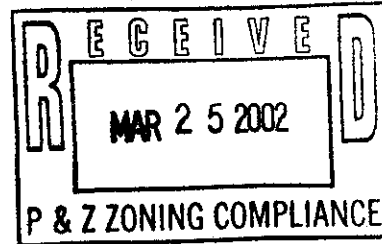
SUP 2002-0024

(June '02 PC)

239 East Monroe Avenue  
Alexandria, VA 22301

March 25, 2002

Councilperson Claire M. Eberwein  
Room 2300, City Hall  
301 King Street  
Alexandria, VA 22314



Dear Councilperson Eberwein:

We are writing to you, as our district's representative on the Alexandria City Council, to express our continuing concerns regarding Mancini's Café located at 1508 Mount Vernon Avenue in Alexandria City. We have lived next door to Mancini's Café for the past three years. During that time, we have been tormented by excessive noise and trash. Several times we have attempted to negotiate with Ms. Mancini and with the city's Planning Staff. Because these efforts have been largely unsuccessful, we are submitting a formal request to the City Council for review of the Café's lack of compliance with existing special use permit terms and with applicable city codes and ordinances.

On a regular basis, we observe deliberate violations by the Café of existing rules. Most troublesome to us is the noise to which we are subjected early in the morning and late in the evening. We believe the noise stems from three main sources—(1) early morning and late evening loading and unloading by trucks using the side door near to our home, (2) catering activities being conducted by the business, and (3) over-use of the facility beyond that allowed in an area zoned Commercial Low.

First, we are bothered by the loading and unloading of trucks early in the morning and late in the evening. While some deliveries understandably need to be made early, we request that the business be required, for deliveries before 8:00 A.M. and after 8:00 P.M., to unload through the front door of the building rather than through the side door. Adjacent businesses, such as Ads Quick Mart and Al's Steak Shop, conduct loading from Mount Vernon Avenue through their front doors. Please note that SUP 2001-0020 #16 states: "Loading or unloading shall occur only between 6:00 A.M. and 10:00 P.M., and no loading or unloading shall occur from the City right-of-way unless authorized by staff." This provision could easily be modified to prevent early morning and late evening loading and unloading in the parking lot.

Second, we are routinely disturbed by excessive noise due to the Café's illegal conduct of a catering business using the public alley next to our house. The Café regularly has three and sometimes four trucks on the premises, two of which are parked in the public alley between the restaurant and our home. The need for so many trucks is due to the fact that a catering business is being operated. Per City Zoning Ordinance, CL, Section 4-107(B): "No more than one vehicle limited to one car or light truck shall be used on the premises as part of the operation of any business except that additional vehicles may be permitted with a special use permit." No more than one truck belongs on the property, and we request that the excess trucks be removed.

Also, any remaining truck should not be parked in the alley at all. Encroachment Ordinance #4048, Section 1 states that "... the Owner... is... authorized to establish and maintain an encroachment into the right-of-way of the public alley which is located behind the property... said encroachment consisting of one or more parking spaces... that may only be used by employees and customers of the restaurant..." SUP 2001-0020 further clarifies this in Discussion Point #3 stating that "Council ... did grant an encroachment allowing parking for customers and employees in the western portion of the parking lot, which is actually a public alley." While we disagree with the decision to allow any encroachment at all in a public alley where a documented hardship exists between the commercial facility and our residence, no provision is made for catering or delivery trucks. We request that no catering or delivery truck be parked in the public alley.

In addition, catering is an illegal activity in a Commercial Low zone. Catering is a separate and distinct business from the restaurant business, and it is only allowed per special use permit when the zoning classification increases to Commercial Service Low. Also, City Zoning Ordinance, CL, Section 4-107(D) states that "Manufacturing, processing and assembly uses are prohibited except for fabrication of art and craft objects, baked goods, printing, woodworking, eyeglass lenses and other similar uses when conducted solely to produce items for retail sale on the premises." Thus, the mere preparation of food for off-premise consumption is illegal in a Commercial Low zone. Further, the Planning Staff has continuously conveyed to us that catering/delivery is permitted as an "accessory use." We flatly disagree with this. While City Zoning Ordinance, CL, Sections 4-102(N) and 7-100 mention that certain accessory uses are permitted, these sections explicitly prohibit accessory uses other than those mentioned, and in no way are catering and/or delivery allowed per these sections. We therefore request that all catering operations currently being conducted by the Café be terminated.

Our third and final point relating to the sources of the noise is that the facility is over-used in relation to that allowed in an area zoned Commercial Low. City Zoning Ordinance, CL, Section 4-101 states that "The CL zone is intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development, be developed and designed so as to be in character with such development and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties." On Fridays and Saturdays, the Café is now permitted to be open from 6:00 A.M. until 12:00 P.M. with customers able to remain in the cafe until 1:00 A.M. and employees leaving thereafter. The following morning, employees begin arriving well before 6:00 A.M. to support catering operations. While the Friday and Saturday late evening business has not yet fully ramped up, the allowed standard is for a 20+ hour per day use of this facility. We continue to have concerns that, once this late evening business ramps up, we will be disturbed by customers and employees exiting. Also, a closing time of 10:00 P.M. with customers required to leave by 11:00 P.M. would not prevent the serving of dinner. We therefore request that the hours of operation on Fridays and Saturdays be pulled back to 10:00 P.M.



On the positive side, there has been some improvement in the overall cleanliness of the lot and the public alley next door, though it still is not in full compliance with the special use permit and the city ordinance. In fact, the Café continues to exhibit regular violations in addition to those already cited. These violations are also bothersome to us, and we request that they be addressed as well. These include:

- Employees regularly parking on East Monroe Avenue, despite the fact that this complaint has been conveyed to the Café through the Planning Staff
- Material being stored outside of the building in the parking lot and in the adjacent public alley
- Use of parking lot lighting that is unshaded from nearby residences
- Dogs being walked by the Café owner in the adjacent public alley.

Since the inception of its business, the Café has entered requests to expand its SUP on several occasions. These include requests for expanded seating, live entertainment, outdoor dining, alcohol sales, extended hours (on two occasions), and encroachment approval for an unscreened dumpster in the public alley between the commercial building and our home. Of all those requests, the only one not granted was the encroachment of the unscreened dumpster, and this was "compensated for" by the allowance of parking by employees and customers in the public alley. We feel that such intensive use is inappropriate given that (1) the Café owner purchased a property in a Commercial Low zone next to a residential property and (2) there is a documented hardship in that the distance from our property to the commercial building is less than that required for new construction of such adjacent properties. We would concede that we also bought near a commercial zone, but we are not the ones aggressively expanding on others' property or consciously violating provisions in the city zoning ordinance and privileges extended by a special use permit.

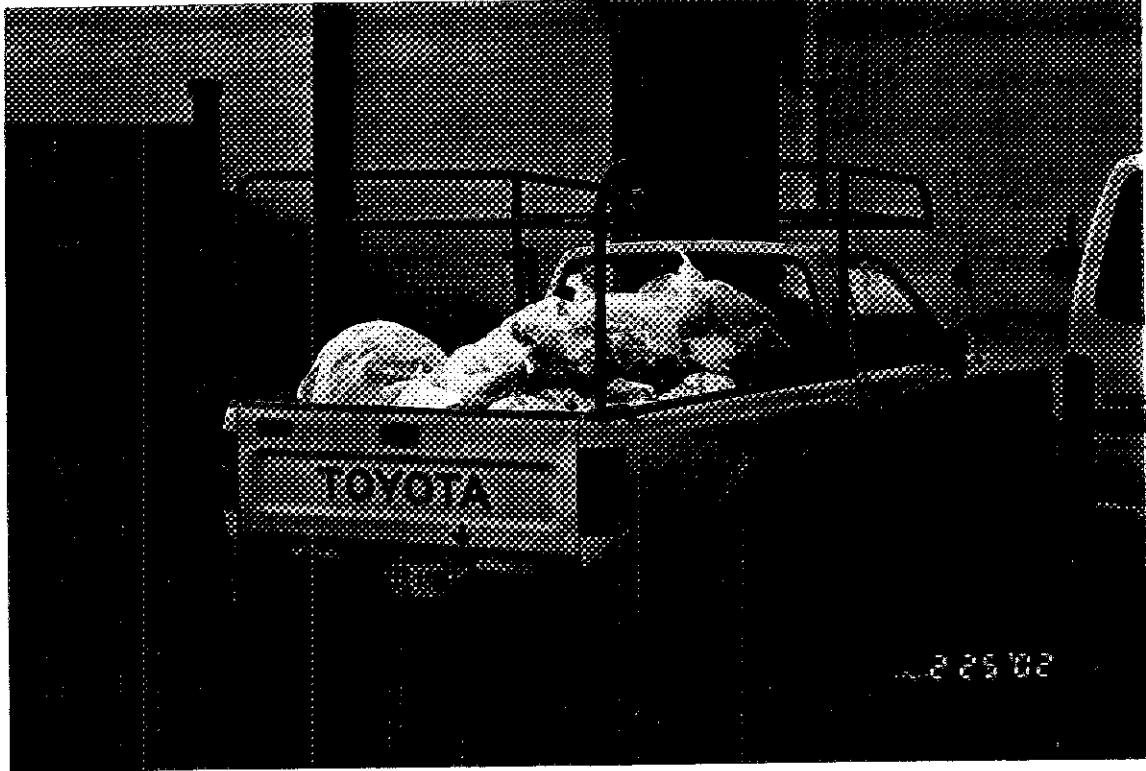
We have pictures to support many of the above violations, and these pictures are attached. We have chosen not to write affidavits at this point in the hopes that we can solve the situation as amicably as possible. We look forward to your consideration of our request for a hearing and to working to resolve these issues.

Very truly yours,

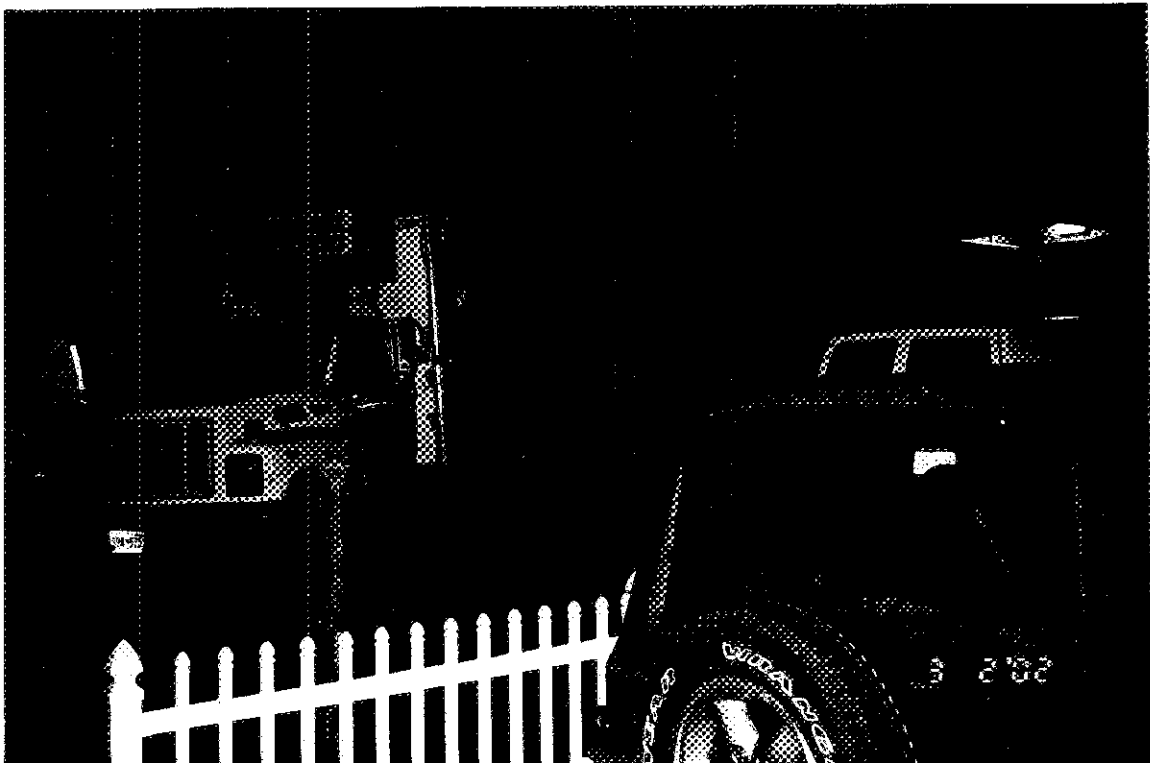


Cynthia O'Brien and Stewart Beckwith

cc: Ms. Eileen Fogarty, Director of Planning and Zoning  
Mr. Kerry J. Donley, Mayor  
Mr. William C. Cleveland, Vice Mayor  
Mr. David G. Speck, Councilperson  
Ms. Joyce Woodson, Councilperson  
Mr. William D. Euille, Councilperson  
Ms. Redella S. Pepper, Councilperson



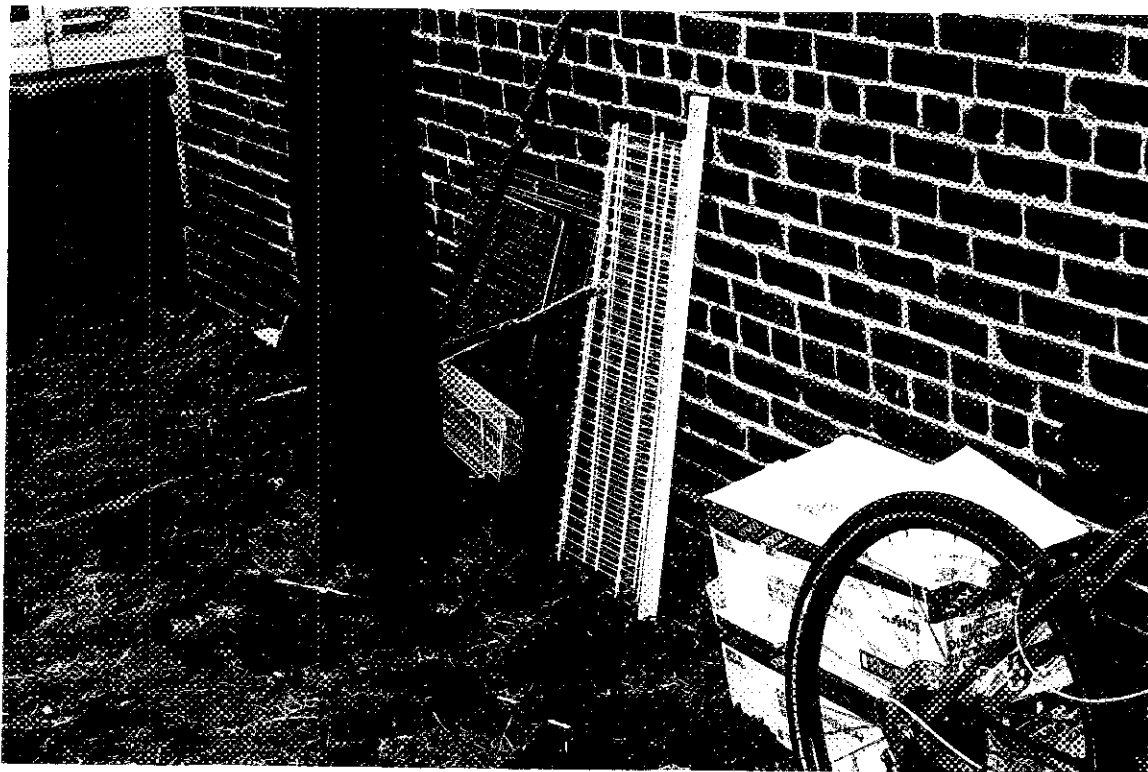
EXCESS TRASH ON MONDAY MORNING



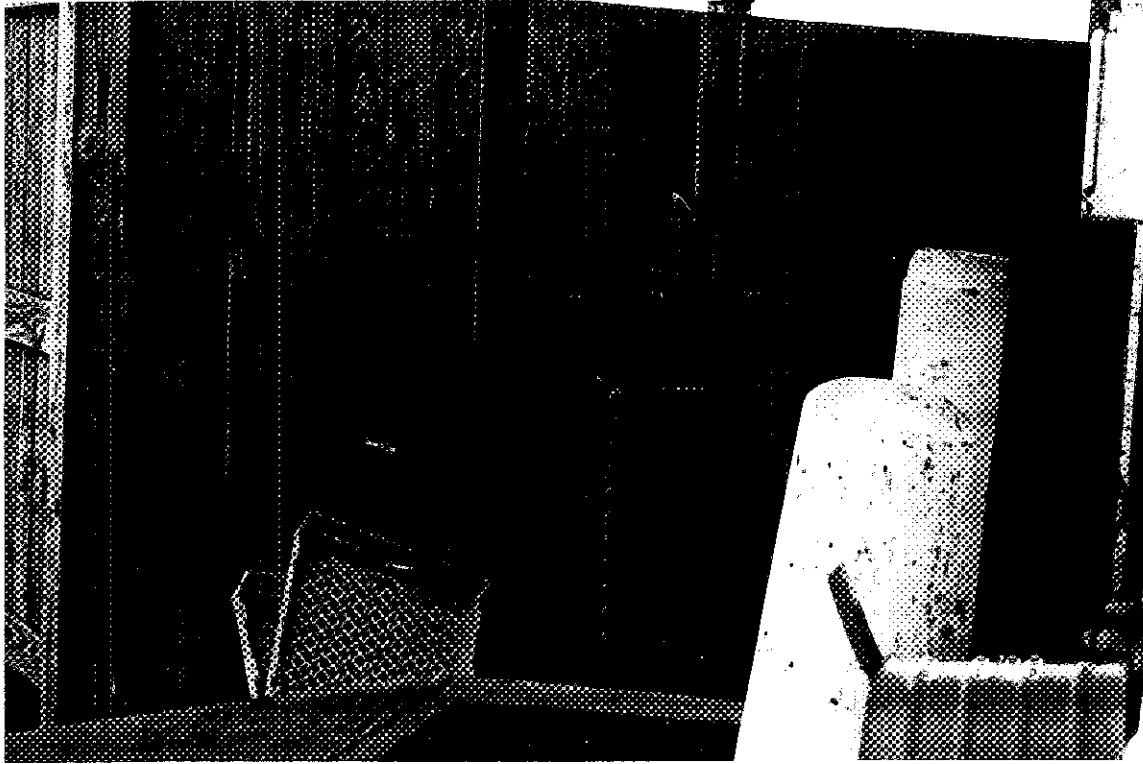
DELIVERY TO CAFÉ AT 5:45 A.M.



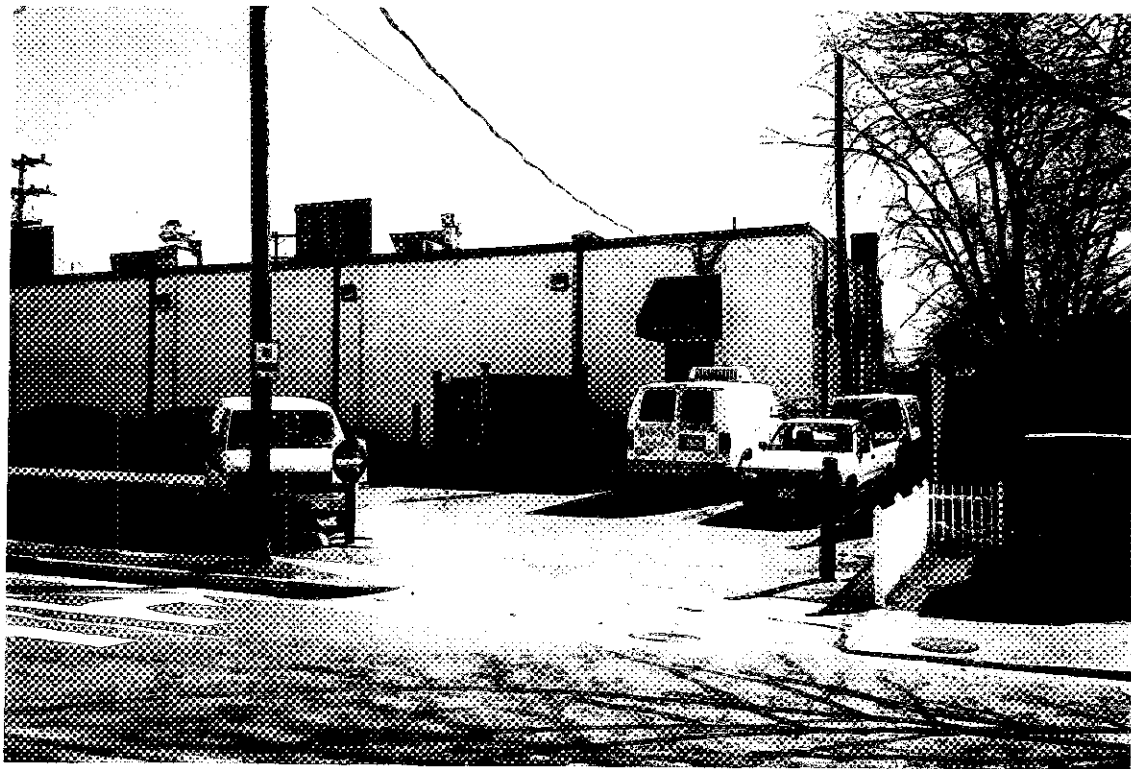
MATERIAL STORED OUTSIDE THE BUILDING  
IN PUBLIC ALLEY



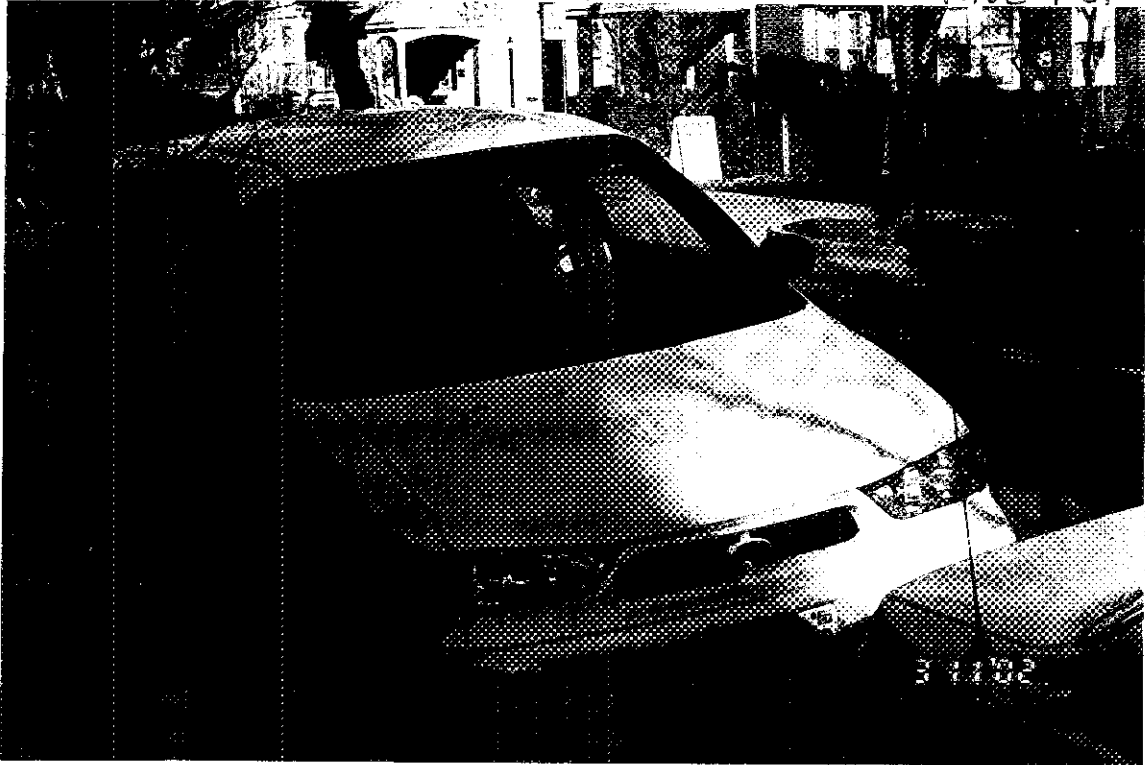
MATERIAL STORED OUTSIDE THE BUILDING  
IN PUBLIC ALLEY



MATERIAL STORED OUTSIDE THE BUILDING,  
BEHIND DUMPSTER



FOUR CATERING/DELIVERY TRUCKS PARKED  
IN LOT AND IN PUBLIC ALLEY



EMPLOYEE VEHICLE WHICH REGULARLY  
PARKS ON EAST MONROE AVENUE



EMPLOYEE VEHICLES WHICH REGULARLY  
PARK ON EAST MONROE AVENUE; LICENSE  
#S YEH 6756 VA, YHX 4595 VA, AND YRT 7958 VA



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**

YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

4/20/02 Monday 1:30  
Date ticket served Day of Week Time AM/PM

Location of Violation: 1508 Mt Vernon

Ord. Section: 11-505

Description of Violation: violation of SAP  
Condition 15 Requires 4 employees  
To use off street parking

2 vehicles parked on Nelson St  
on 4/19/02 & 4/20/02

Penalty \$: 100.00  
 1st  2nd  
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY  
5/2/02 AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.

[Signature] 105  
Inspector's Signature ID Number

I personally observed or investigated the commission of the  
violation noted above and/or violation was based upon signed  
affidavit.

- VIOLATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

SUP 2001-0070  
NOTICE SERVED ON: (COM 2002-0280)

NAME: LAST FIRST MIDDLE

PROPERTY OWNER  
 COMPANY \_\_\_\_\_  
NAME \_\_\_\_\_  
POSITION \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of  
Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE \_\_\_\_\_

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last  
known home or business address of the respondent  
or the respondent's agent

Maximal Restaurant  
Name of Person or Business Served  
1508 Mt Vernon Ave  
Address of Service  
Alexandria VA 22314  
City/State

Posted true copy of this notice at the site of the  
infraction

The undersigned states that he/she is an employee  
of the City of Alexandria Department of Planning  
and Zoning and knows this Certificate of Service to  
be true to the best of his/her knowledge.

4/20/02 Signature [Signature]  
Print Name Fulton A. Hines  
Date Phone # 703

**WARNING**

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE  
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF  
SERVICE IN ONE OF THE FOLLOWING WAYS

2-02 SET NO. 2560

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A  
HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:  
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or  
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE  
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL  
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT  
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT  
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE  
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS  
CERTIFICATION:

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have  
answered as indicated above, and corrected or made  
substantial efforts to correct the violation that I have  
admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**

**YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE**

3/11/02 Monday 4:03  
Date ticket served Day of Week Time AM/PM

Location of Violation: 1508 Mt Vernon Ave  
NOE

Ord. Section: - 11-505

Description of Violation: CONVERTED #22  
Patch / Repair Existing  
Parking Lot

Penalty \$: 100.00  
 1st  2nd  
 3rd/MORE

**IF THE VIOLATION IS NOT CORRECTED BY  
3/21/02 AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.**

[Signature] 103  
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

- VIOATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

(com 2002-0017)

SUP 2001-0020 Z-02 TICKET NO. 2488

**NOTICE SERVED ON:**

NAME: LAST FIRST MIDDLE  
 PROPERTY OWNER  
 COMPANY  
NAME  
POSITION  
 OTHER

ADDRESS  
CITY/TOWN STATE ZIP

SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent  
MANCINO RESTAURANT  
Name of Person or Business Served  
1508 Mt Vernon Ave  
Address of Service  
Alexandria VA  
City/State

Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

Signature [Signature]  
3/11/02 Print Name FERRON GITHAN  
Date Phone # 703 638 3512 Ext 316

**WARNING**

**YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS**

**1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:**

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

**2. TO REQUEST A COURT HEARING:**

- Check the "Contest in Court" box below and;  
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or  
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

**3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:**

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL PLANNING AND ZONING AT 703-838-4688

**FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED**

**YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:**

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
City \_\_\_\_\_

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**

**YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE**

2/13/02 Wednesday 3:20  
Date ticket served Day of Week Time AM/PM

Location of Violation: 1508 Mt Vernon

Ord. Section: 11-505

Description of Violation: violation of  
condition # 22 Patch & Repair  
Existing parking lot & sidewalk

Penalty \$: 50.00

1st  2nd  
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY  
2/23/02 AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.

[Signature] 103  
Inspector's Signature ID Number

I personally observed or investigated the commission of the violation noted above and/or violation was based upon signed affidavit.

VIOLATORS COPY - WHITE  
CITY ATTORNEY COPY - YELLOW  
FINANCE COPY - PINK  
PLANNING AND ZONING COPY - ORANGE

SUP 200020 COMPLAINT SUP 104

NOTICE SERVED ON:

Mancini Barbara  
NAME: LAST FIRST MIDDLE

PROPERTY OWNER  
 COMPANY Mancini's  
NAME

owner  
POSITION

OTHER

1508 Mt Vernon Ave  
ADDRESS

Alexandria VA  
CITY/TOWN STATE ZIP

Barbara Mancini 2-13-02  
SIGNATURE DATE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Name of Person or Business Served

Address of Service

City/State

Posted true copy of this notice at the site of the infraction

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning and knows this Certificate of Service to be true to the best of his/her knowledge.

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date Phone # \_\_\_\_\_

**WARNING**

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 15 DAYS OF THE DATE OF SERVICE IN ONE OF THE FOLLOWING WAYS

Z-02 TR NO 2447 ✓

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

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FOR INFORMATION CONCERNING THIS TICKET CALL  
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature \_\_\_\_\_ Date \_\_\_\_\_



# THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

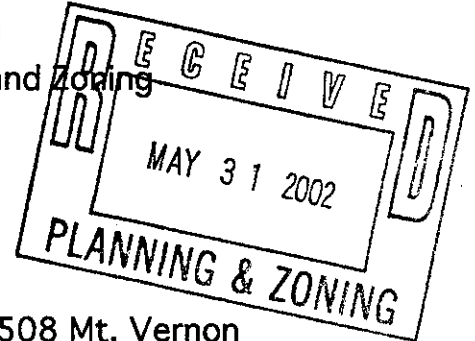
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**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair  
Bill Hendrickson, President

**Date:** May 30, 2002

**Subject:** SUP#2002-0024, Mancini's Restaurant at 1508 Mt. Vernon Ave, Consideration of a Special Use Permit review of a restaurant



At our Land Use committee meeting on May 14, 2002, we addressed the subject SUP review. We reviewed the letter from the adjoining neighbor to Councilwoman Eberwein and heard from committee members who had previously spoken with Ms. Mancini.

Complaints from adjoining neighbors are a concern to us. We advise residents to familiarize themselves with the allowable business practices of their commercial neighbors. We encourage them to promptly report incidents or violations to the appropriate authority, as do the DRCA liaisons from the Police and Fire departments. This is particularly important when a violation is repetitive and seriously affects the enjoyment of their home.

Mancini's Restaurant on Mount Vernon Avenue was granted a permit in 1995. At that time we met with Mr. Bob and Ms. Barbara Mancini Dirmeyer who presented a proposal for a deli-style restaurant with the hopes of expanding as volume increased. They would own the building and we understood the business would include an ancillary catering service providing prepared items to a secondary site in Eisenhower Valley and other small catering events. The required parking could be met onsite during the requested hours of operation. Their arrival on the Avenue is considered a 'leading edge' to the ongoing revival of the Mount Vernon Avenue business district and their pioneering spirit helped to

transform a prominent corner in the community. After the loss of her husband, Ms. Mancini continued to grow the business to its present state.

The restaurant has received tickets for permit violations. These tickets are not to be ignored but are minor in comparison to the possibilities we have witnessed. In general, Ms. Mancini abides by the terms of her permit and it appears has corrected in a timely manner those violations wholly under her control. We hope she has resolved the issue of off-street parking for her employees. We feel Ms. Mancini operates her establishment in a fashion to be a valuable asset to the community.

The adjoining neighbor has the right to expect compliance with the SUP but they must also recognize the nature of living in close proximity to a commercial zone and a business which preceded their arrival. The evening hours have expanded and alcohol is now served without complaint. The early morning hours have remained the same. Unfortunately it appears that the nature of complaints have risen to a level of personal animosity. We are at a loss to intercede other than to ask that the concerned parties exercise a level of tolerance for personal differences in temperament, to allow the restaurant to rectify a violation, and to tolerate an occasional lapse as long as it remains occasional.

The Land Use Committee recommended to support the SUP on the condition that the applicant will continue to abide by the terms of the SUP and will, upon proper notice, promptly rectify any violations.

The Executive Board supported the recommendation at their meeting May 21, 2002.

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

SUP#2002-0024

#19. SUP 2002-002A



**Beverly I Jett**  
06/03/02 10:17 AM

To: Eileen Fogarty/Alex@Alex  
Subject: Strong Support for Mancini's Cafe SUP

fyi --

----- Forwarded by Beverly I Jett/Alex on 06/03/02 10:27 AM -----



**pml2@erols.com**  
06/03/02 10:33 AM

To: Beverly I Jett@Alex, council@joycewoodson.net @ INTERNET,  
dspeck@aol.com @ INTERNET, delpepper@aol.com @  
INTERNET, wmeuille@wdeuille.com @ INTERNET,  
eberweincouncil@comcast.net @ INTERNET,  
billclev@comcast.net @ INTERNET, mayoralx@aol.com @  
INTERNET, CityMail@Alex

cc:  
Subject: Strong Support for Mancini's Cafe SUP

Honorable Mayor, Members of Council and Alexandria City Officials:

My wife and two children (20 and 6 months) live within one block of Mancini's. We support Mancini's SUP because of the outstanding and friendly service, the convenience, and the quality of products it provides. But more importantly, we support Mancini's because Barbara, and her late husband Bob, always endeavored to make that part of Mt Vernon Ave the success story that it is today.

Aside from her being one of the best in her profession, Barbara has been a good friend, neighbor, taxpayer, employer, philanthropist, and community recognition award winner.

Her business has always been a focal point and meeting location of numerous neighbors, friends, and organizations.

I am certain that the SUP will be approved. However, even more so, the city should take active measures to insure that her business is no longer the target of the excessive, insignificant, unfair, and unfounded accusations that have plagued her business. I would hope that the city intervenes to end this harassment so that it will not adversely impact her business or others like hers which promote the appropriate mix of commercial, community, and neighborhood friendly activities.

In fact, we wish her business could do more by way of hosting community events, markets, cooking classes, and community/social gatherings.

Please do your utmost to support a good business, a local owner, and an asset to our community.

Very respectfully yours,

Paul and Patrice Linehan  
401 E. Monroe Ave

#19. SUP 2002-0024



**Beverly I Jett**  
06/03/02 11:05 AM

To: Eileen Fogarty/Alex@Alex  
Subject: Mancini's

FYI --

----- Forwarded by Beverly I Jett/Alex on 06/03/02 11:15 AM -----



**judylowe36@comcast.net**  
06/03/02 11:23 AM

To: wmeuille@wdeuille.com @ INTERNET, DELPepper@aol.com @ INTERNET, DSpeck@aol.com @ INTERNET, billclev@comcast.net @ INTERNET, eberweincouncil@comcast.net @ INTERNET, council-woodson@joycewoodson.net @ INTERNET, Mayorlx@aol.com @ INTERNET, Beverly I Jett@Alex, CityMail@Alex

cc:  
Subject: Mancini's

Barbara Mancini runs a high quality business. This takes lots of forms:

She cares about our neighborhood; she lives in our neighborhood, she provides the highest quality food both in the restaurant and for some of our parties. Her restaurant always looks nice. I visit Mancini's at least once a week and sometimes more; both for lunch and dinner. I have never seen any negative neighborhood activities.

If Mt Vernon Avenue is to be a success, then we must do what we can to keep the restaurants like Mancini's operating in a positive climate. It is a great advantage to Del Ray residents having Mancini's there. It is my considered opinion that if living on the edge of a commercial district bothered me then I would not buy a house on the edge of a commercial district and then try and eliminate a restaurant that the community enjoys and that was there before I bought my house.

Please approve Mancini's SUP and do whatever you can to end the harassment that we all deplore.

Judy Utterback Lowe  
703.548.1713  
judylowe36@comcast.net

**Richard C. Walker, Jr.**  
**5032 Gardner Drive**  
**Alexandria, Virginia 22304**

May 31, 2002

Mr. Eric Wagner  
Chair, Planning Commission  
City of Alexandria  
301 King Street, #2100  
Alexandria, VA 22314

Dear Mr. Wagner,

I am writing in support of the renewal of the special use permit for Mancini's Restaurant that will come before you on June 4, 2002.

I have been a patron of Mancini's for several years. I consider them to be a role model for businesses in the city. Their facility is attractive and well-maintained, and I know they make every effort to comply with the sometimes confusing regulatory process in the city. In addition, Mancini's provides jobs for many residents of the Hispanic community in the Arlandria. To me, this is most gratifying.

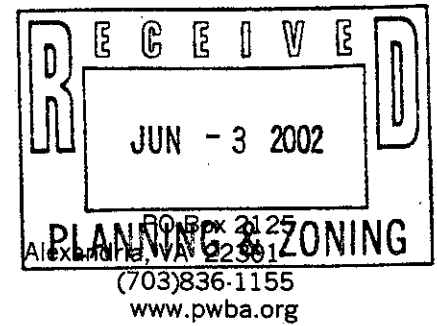
We need to do everything we can to support our small businesses – they are the backbone of the business community and make a significant contribution to the tax base. I urge your unanimous approval.

Sincerely,



Cc:

Mr. George Dunn  
Ms. Donna Fossum  
Mr. Ludwig Gaines  
Mr. Rich Leibach  
Mr. John Komoroske  
Mr. J. Lawrence Robinson



Businesses working together  
to make Potomac West  
a better place to live,  
work and shop.

June 3, 2002

TO: Planning Commission  
Commissioner H. Stewart Dunn, Jr.  
Commissioner Donna Fossum  
Commissioner Ludwig Gaines  
Commissioner John Komoroske  
Commissioner Richard Leibach  
Commissioner J. Lawrence Robinson  
Commissioner Chair Eric Wagner

FROM: Pat Miller, President  
Potomac West Business Association

I am writing on behalf of the Potomac West Business Association in support of five items that will be discussed on your docket at the June 4<sup>th</sup> meeting. Here are the items and I'll be short and to the point:

15.A, request by Anne and Tom Welsh for a master plan amendment to change the land use designation and request rezoning of a portion of their property. We support this change.

15.B, request by Anne and Tom Welsh for SUP with site plan for construction of a woodworking shop and office. We support this business.

→ 19., request by Mancini's Restaurant for SUP review. We support their renewal.

20., request by Afghan Restaurant for SUP review. We support their renewal.



**Businesses working together  
to make Potomac West  
a better place to live,  
work and shop.**

PO Box 2125  
Alexandria, VA 22301  
(703)836-1155  
[www.pwba.org](http://www.pwba.org)

25., request for SUP to operate a restaurant and request for a parking reduction by the Neighborhood Restaurant Group. We support this request.

All of the above are important to businesses in Potomac West and we hope you will agree. Thank you for your consideration.

EXHIBIT NO. 2

23  
6-15-02



pml2@erols.com

06/03/02 10:33 AM

To: Beverly I Jett@Alex, council@joycewoodson.net @ INTERNET,  
dspeck@aol.com @ INTERNET, delpepper@aol.com @ INTERNET,  
wmeuille@wdeuille.com @ INTERNET,  
eberweincouncil@comcast.net @ INTERNET, billclev@comcast.net  
@ INTERNET, mayoralx@aol.com @ INTERNET, CityMail@Alex

Subject: Strong Support for Mancini's Cafe SUP

Honorable Mayor, Members of Council and Alexandria City Officials:

My wife and two children (20 and 6 months) live within one block of Mancini's. We support Mancini's SUP because of the outstanding and friendly service, the convenience, and the quality of products it provides. But more importantly, we support Mancini's because Barbara, and her late husband Bob, always endeavored to make that part of Mt Vernon Ave the success story that it is today.

Aside from her being one of the best in her profession, Barbara has been a good friend, neighbor, taxpayer, employer, philanthropist, and community recognition award winner.

Her business has always been a focal point and meeting location of numerous neighbors, friends, and organizations.

I am certain that the SUP will be approved. However, even more so, the city should take active measures to insure that her business is no longer the target of the excessive, insignificant, unfair, and unfounded accusations that have plagued her business. I would hope that the city intervenes to end this harassment so that it will not adversely impact her business or others like hers which promote the appropriate mix of commercial, community, and neighborhood friendly activities.

In fact, we wish her business could do more by way of hosting community events, markets, cooking classes, and community/social gatherings.

Please do your utmost to support a good business, a local owner, and an asset to our community.

Very respectfully yours,

Paul and Patrice Linehan  
401 E. Monroe Ave





hemant.patel3@verizon.net

06/04/2002 02:50 PM

To: CityMail@Alex

cc: RPDwoman@aol.com @ INTERNET, mayoralx@aol.com @ INTERNET, council@joycewoodson.net @ INTERNET, wmeuille@wdeuille.com @ INTERNET, dspeck@aol.com @ INTERNET, eberweincouncil@comcast.net @ INTERNET, delpepper@aol.com @ INTERNET, billclev@comcaast.net @ INTERNET

Subject: Mancini's Cafe SUP

Sir/Madam,

I am sending this email with regards to the subject matter above. I am quite concerned as to how the City quickly responds to each and every complaint that comes sporadically from a few neighbors. It is my experience in the past that there are sometimes situations that sincerely warrant the City Officials to really focus on and others where they need to dig deeper before taking action based on a complaint that originates from one or two neighbors. Barbara Mancini has been in this neighborhood for quite sometime and I have known her for all that period. She runs a very prestigious and beautiful business in this neighborhood. The corner where she is located now used to be a run down corner and after the last Tenants moved out it could have been left like that for sometime unless someone courageous and ambitious as Barbara was willing to take a step in developing it. It takes a lot of commitment of resources and effort to make such a move and for her to have done that she deserves continuous support from the City and the neighborhood residents as well as business owners to make a success of her business. If from time to time a few individuals come along and cause friction in her operation by making complaints that do not make any sense then those issues should be very seriously analyzed before citing her for a violation, as it may not be a violation after all. I feel that in some cases the City goes too far in listening to complaints that make no sense and as a result it causes the individual or business against whom this complaint is made to engage in defense or actions that cost enormous time and money which they may not have at their disposal to spend in that way. The individual who makes these complaints does not have to spend a dime except the cost of a phone call and a few lousy minutes of their idle time. To me it makes no sense for the City to continuously allow such waste of energy and resource, which could be directed in improving the business or other useful ways. It also wastes tax dollars when City employees and or elected officials involve resources and time to address issues that have no grounds that even reach to a stage where the need for a hearing arises. If there was an elimination process used then these complaints would stop since the individuals will realize that without a good strong foundation and legitimate grounds their complaints are going no where down the line. I have noticed in many cases that there are idle individuals living in a neighborhood who have nothing to do and nothing to contribute who get involved in civic or neighborhood associations to gain some recognition. There have been studies done on the effectiveness of such volunteer based organizations as opposed to a body such as the Chamber of Commerce. I have seen failures and frustration when City Officials tend to rely too much on volunteer organizations for their opinions and feedback. It does not take much of anything to join one of these organizations. I feel that it is about time that a mediating committee be formed comprising of hand picked and qualified volunteers as well as a few city employees from the appropriate departments to filter out these complaints before an action is taken which may result in fines or cause the owners of businesses / properties to spend large amounts of money for nothing. In some instances they may choose to entirely leave the area and move into other communities who will appreciate their efforts and as a matter of fact provide support, help and or guidance.

I am sure that each time there was a need to address a citation or complaint Barbara incurred great costs not only financially but also her own time. I do not think that in the end the City nor any of the originators of the complaint would reimburse her if proven wrong along the way or in a court of Law. If the City were to overspend or make an error in an expense or budget item it is easy to say "let us go and get more from the taxpayer", but for a small business or an individual it

is not so. I just hope that in the effort to develop the Mt. Vernon Avenue corridor and the surrounding neighborhood we stay focused in who plays the bigger role and not who dresses well and whose yard looks prettier. After all it is what is within that counts most and lasts the longest and that is one thing I have seen in Barbara all these years. Despite her personal Battle with her own health and loss of her husband she has kept the doors to her business open and the inviting smile on her face which is all sparked from within where her real strength has been. She must have a strong faith in something mightier that keeps her hopes high. Why should we come in the way then? After all is said and done the majority of her customers/supporters love her ethics, cleanliness of her business and quality of products that she serves/provides. I have taken visitors to her place and they rave about how great the place is. Has no one noticed the change in that corner ever since she moved there? What is the big complaint at this point all about? I think she should be given the same treatment such as other restaurants and eating-places are getting on the Avenue. I don't see too many people complaining about the other establishments that stay open late in the night and serve alcohol, beer, wine etc. She was given so much trouble when she wanted to stay open for dinner and serve beer and wine. Folks let us give her room to grow and prosper. Let us all give her support, which is how the revenue will increase, not decrease. I just don't like to see the City get too caught up with a few individuals with complaints that should have been thrown out to begin with by a process of elimination. Through volunteer neighborhood associations that lack the necessary checks and balances or professional standards of conduct and accountability is indeed a misuse of these associations and our City Tax Dollars. The City has enough resources to form a mediating body to handle that process. I have read of examples where it has worked well and everyone ends up winning! I sincerely hope that I did not offend anyone here all I am saying is let us focus on real problems and let the solvers go on with their business.

Hemant C. Patel



gerald.s.smith@usa.net

06/04/2002 08:44 AM

To: CityMail@Alex  
cc: mayoralx@aol.com @ INTERNET, council@joycewoodson.net @ INTERNET, wmeuille@wdeuille.com @ INTERNET, dspeck@aol.com @ INTERNET, eberweincouncil@comcast.net @ INTERNET, delpepper@aol.com @ INTERNET, billclev@comcast.net @ INTERNET  
Subject: Support for Mancini SUP

The following is to voice my support for the renewal of Mancini's Cafe SUP. This is an excellent business and an asset to the neighborhood. I live within 1/2 a block of the establishment and I see no reason why the SUP should not be renewed. I wish we had more neighbors like Mancini's in DelRay.

Gerald Smith  
315 E. Nelson Avenue  
703-684-8792



**judylowe36@comcast  
.net**

06/03/2002 11:23  
AM

To: wmeuille@wdeuille.com @ INTERNET, DELPepper@aol.com @  
INTERNET, DSpeck@aol.com @ INTERNET, billclev@comcast.net  
@ INTERNET, eberweincouncil@comcast.net @ INTERNET,  
council-woodson@joycewoodson.net @ INTERNET,  
Mayoralex@aol.com @ INTERNET, Beverly I Jett@Alex,  
CityMail@Alex

cc:

Subject: Mancini's

Barbara Mancini runs a high quality business. This takes lots of forms:

She cares about our neighborhood; she lives in our neighborhood, she provides the highest quality food both in the restaurant and for some of our parties. Her restaurant always looks nice. I visit Mancini's at least once a week and sometimes more; both for lunch and dinner. I have never seen any negative neighborhood activities.

If Mt Vernon Avenue is to be a success, then we must do what we can to keep the restaurants like Mancini's operating in a positive climate. It is a great advantage to Del Ray residents having Mancini's there. It is my considered opinion that if living on the edge of a commercial district bothered me then I would not buy a house on the edge of a commercial district and then try and eliminate a restaurant that the community enjoys and that was there before I bought my house.

Please approve Mancini's SUP and do whatever you can to end the harassment that we all deplore.

Judy Utterback Lowe  
703.548.1713  
judylowe36@comcast.net



pml2@erols.com  
06/03/2002 10:33  
AM

To: Beverly I Jett@Alex, council@joycewoodson.net @ INTERNET,  
dspeck@aol.com @ INTERNET, delpepper@aol.com @  
INTERNET, wmeuille@wdeuille.com @ INTERNET,  
eberweincouncil@comcast.net @ INTERNET,  
billclev@comcast.net @ INTERNET, mayoralx@aol.com @  
INTERNET, CityMail@Alex

cc:

Subject: Strong Support for Mancini's Cafe SUP

Honorable Mayor, Members of Council and Alexandria City Officials:

My wife and two children (20 and 6 months) live within one block of Mancini's. We support Mancini's SUP because of the outstanding and friendly service, the convenience, and the quality of products it provides. But more importantly, we support Mancini's because Barbara, and her late husband Bob, always endeavored to make that part of Mt Vernon Ave the success story that it is today.

Aside from her being one of the best in her profession, Barbara has been a good friend, neighbor, taxpayer, employer, philanthropist, and community recognition award winner.

Her business has always been a focal point and meeting location of numerous neighbors, friends, and organizations.

I am certain that the SUP will be approved. However, even more so, the city should take active measures to insure that her business is no longer the target of the excessive, insignificant, unfair, and unfounded accusations that have plagued her business. I would hope that the city intervenes to end this harassment so that it will not adversely impact her business or others like hers which promote the appropriate mix of commercial, community, and neighborhood friendly activities.

In fact, we wish her business could do more by way of hosting community events, markets, cooking classes, and community/social gatherings.

Please do your utmost to support a good business, a local owner, and an asset to our community.

Very respectfully yours,

Paul and Patrice Linehan  
401 E. Monroe Ave



glenn\_millis@yahoo.  
com

06/02/2002 11:13  
AM

To: mayoralx@aol.com @ INTERNET, CityMail@Alex  
cc: council@joycewoodson.net @ INTERNET,  
wmeuille@wmeuille.com @ INTERNET, dspeck@aol.com @  
INTERNET, eberweincouncil@comcast.net @ INTERNET,  
delpepper@aol.com @ INTERNET, billiciev@comcast.net @  
INTERNET

Subject: Mancini's Cafe

Good morning! My name is Glenn Millis and I live in Del Ray on E. Nelson Ave and I want you to know I support the SUP for Mancini's Cafe, right around the corner from where my family lives. My wife Ana and daughters often go to Mancini's and I do too on weekends. It's a family place and no nuisance that I have ever seen. I should know. It is one block away from our home. Importantly, it adds value to the neighborhood and Mt. Vernon Ave which gets a little tacky just south Monroe Ave. We have been harmed lately with among other things an Alexandria City approved "House of Tarot Cards" and a coin operated laundry. I was also sorely disappointed when the Toyota dealership was continued in a Hyundai dealership. Between that and the two gas stations at Monroe and Mt. Vernon, Mancini's adds a buffer to these annoyances and a value to the neighborhood. A social value, a place for folks to meet and another fine eatery, always worth having. I'm also pleased Fireflies Cafe is opening across the street. You have our vote to continue a SUP for Mancini's. Thank you for your consideration. The Millis family, Glenn, Ana, Amy and Sophie

"The human race has one really effective weapon and that is laughter." Samuel Clemens,  
1835-1910

-----  
Do You Yahoo!?  
Yahoo! - Official partner of 2002 FIFA World Cup



judylowe36@comcast.net

06/03/02 11:23 AM

To: wmeuille@wdeuille.com @ INTERNET, DELPepper@aol.com @ INTERNET, DSpeck@aol.com @ INTERNET, billclev@comcast.net @ INTERNET, eberweincouncil@comcast.net @ INTERNET, council-woodson@joycewoodson.net @ INTERNET, Mayorax@aol.com @ INTERNET, Beverly I Jett@Alex, CityMail@Alex

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Please approve Mancini's SUP and do whatever you can to end the harassment that we all deplore.

Judy Utterback Lowe  
703.548.1713  
judylowe36@comcast.net



pml2@erols.com

06/03/02 10:33 AM

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eberweincouncil@comcast.net @ INTERNET, billclev@comcast.net  
@ INTERNET, mayoralx@aol.com @ INTERNET, CityMail@Alex

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Please do your utmost to support a good business, a local owner, and an asset to our community.

Very respectfully yours,

Paul and Patrice Linehan  
401 E. Monroe Ave



5/28 sent to  
**PHONE-O-GRAM**® for: *Members of City Council*

From *Mary, Jim & Elizabeth Mueller* Company *55 1/2 Dal Ray Avenue*  
City *Alexandria* Area Code \_\_\_\_\_ Phone \_\_\_\_\_

- Telephoned     Please return the call     Returned your call     Will call again     Came in     See me

Message *Mary called to register their <sup>total</sup> support for*  
*Mancini's on Mt. Vernon Avenue.*  
*Sup will be coming forward in June*

Date *5/28/02* Time *10:00 P.M.* Taken by *REW*

Action Wanted \_\_\_\_\_

Action Taken \_\_\_\_\_

23  
6-15-02



pkleysteuber@earthlink.net

06/03/2002 11:06  
PM

To: CityMail@Alex  
cc:  
Subject: Re: Mancini's SUP/June 4, 2002

June 3, 2002

To whom it may concern,

My family has lived in our house at 306 E. Alexandria Avenue since 1922. We have seen the neighborhood through many incarnations, both up and down. We want to voice our support for Mancini's Cafe, a fine addition to the Mount Vernon Avenue corridor. The original revitalization plan/dream for this area has been slower than hoped for, but local businesses, such as Mancini's Cafe are exactly what this neighbor needs.

Margaret Kleysteuber  
306 East Alexandria Avenue  
Alexandria, Va. 22301



friendsofrabbits@ero  
Is.com

05/29/2002 11:34  
PM

To: CityMail@Alex  
cc:  
Subject: Support for Mancini's

To the Alexandria City Council,

As a resident of the neighborhood for more than a decade, I would like to express my wholehearted support for Mancini's cafe. It was one of the first establishments to help revitalize the business district of Del-Ray, and encouraged others to make Mt. Vernon the lively strip of cafes, restaurants and antique stores that it is today.

If you need any more information, please don't hesitate to contact me.

Sincerely,

Vineeta Anand  
11 E. Spring St.  
Alexandria, VA 22301  
Tel: (703) 548-6793



joeandlizsavage@co  
mcast.net

05/29/2002 02:59  
PM

To: CityMail@Alex  
cc:  
Subject: Please keep Mancini's on Mt. Vernon Ave.

Dear Council Members and Review Board Members:

We have enjoyed Mancini's as a wonderful asset to the Del Ray community since it's beginning. We used her catering services quite a bit at PBS when I worked there and since I have become a stay at home mom, my husband and I have visited Mancini's many times. It provides a wonderful restaurant for the south end of Mt. Vernon and in fact, I wish we would get more of these types of eateries and restaurants on that end! Mancini's, like our other wonderful restaurants, is the very type of restaurant that makes Del Ray and Mt. Vernon the warm, friendly (not to mention tasty) atmosphere that has become so sought after in the Northern Virginia Area. It would really be a shame and loss if Barbara Mancini were forced to relocate somewhere else. Please see to it that that doesn't happen. Liz and Joe Savage, 1812 Commonwealth Ave.



KROBK@aol.com

05/29/2002 10:55  
AM

To: CityMail@Alex  
cc:  
Subject: Support For Mancini's Cafe SUP

Dear City Council and Staff,

I am writing to strongly urge support for the SUP for Mancini's Cafe in Del Ray. Mancini's has had an enormous impact on the neighborhood of Del Ray. It provides a community anchor on the eastern end of Del Ray and has become a popular neighborhood gathering place. As Lisa and I discussed moving back to Alexandria, the opportunity to live in a neighborhood with walkable, community restaurants like Mancini's made Del Ray such an attractive place for us to live. We only use our car two or maybe three times a week. We can do that because Del Ray has great places like Mancini's that are a short walk from our doorstep.

Thank you for your consideration of Mancini's SUP and my comments.

Sincerely,

Rob Krupicka  
409 East Alexandria Ave  
Alexandria, VA 22301  
703-838-0280



Dunning@aol.com

05/29/2002 09:28  
AM

To: CityMail@Alex

cc:

Subject: Mancini's Restaurant

To the Mayor and Council Members,  
I am writing in support of Mancini's Restaurant. I understand their SUP has come up for renewal. Among the many choices Del Ray has to offer the hungry public, Mancini's is one of the most delicious choices for brunch, lunch or dinner. Beyond their menu, however, beats the heart of a caring, community oriented restaurant. Barbara has contributed much to the neighborhood in her hiring practices and by considering the nearby homes. As a Realtor, it is difficult to imagine someone purchasing/renting a home proximate to a restaurant, and then complaining that they don't like living near a restaurant.

In any case I wholeheartedly recommend the approval of Mancini's SUP without further restrictions. Thank you,

Nancy Dunning



**ggarst@earthlink.net**  
06/02/2002 08:49  
AM

To: CityMail@Alex  
cc:  
Subject: Mancini's Restaurant

Hi,

I would simply like to show my support for Mancini's Restaurant on Mt. Vernon Ave. in Alexandria. We would absolutely like Mancii's to remain in the community and find them to be an asset to Del Ray.

Thank you,

Jennifer and Greg Garst

441 E. Nelson Ave.

Alexandria, VA 22301

Greg and Jennifer Garst

--- ggarst@earthlink.net ---



# THE DEL RAY CITIZENS ASSOCIATION

23  
6-15-02

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

---

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

**From:** Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair  
Bill Hendrickson, President

**Date:** June 11, 2002

**Subject:** SUP#2002-0024, Mancini's Restaurant at 1508 Mt. Vernon Ave, Consideration of a Special Use Permit review of a restaurant

At our membership meeting June 10, 2002, we voted to support the subject special use permit review as recommended by the Land Use committee and the Executive Board.

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

SUP#2002-0024

~~23~~  
6-15-02

## SPEAKER'S FORM

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

DOCKET ITEM NO. 23

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

1. **NAME:** Duncan W. Blair
2. **ADDRESS:** 524 King Street, Alexandria, VA 22314
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
Mancini's
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 5 minutes will be allowed for your presentation. **If you have a prepared statement, please leave a copy with the City Clerk.**

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that 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 Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item 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.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public

APPLICATION for SPECIAL USE PERMIT # 2002-0024

[must use black ink or type]

PROPERTY LOCATION: 1508 MT. VERNON AV.

TAX MAP REFERENCE: 43.02-09-13 ZONE: CL

APPLICANT Name: BARBARA MANCINI

Address: \_\_\_\_\_

PROPERTY OWNER Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPOSED USE: REVIEW of RESTAURANT "MANCINI'S"

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

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

\_\_\_\_\_  
Print Name of Applicant or Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
City and State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation with the deletion of condition #26 relating to a one-year review.