

EXHIBIT NO. 1

14
10-19-02

Docket Item # 20
SPECIAL USE PERMIT #2002-0076

Planning Commission Meeting
October 1, 2002

ISSUE: Consideration of a request for a special use permit to operate a restaurant with a reduction of off-street parking.

APPLICANT: Ymo Mai Chen

LOCATION: 3830 Mt. Vernon Avenue

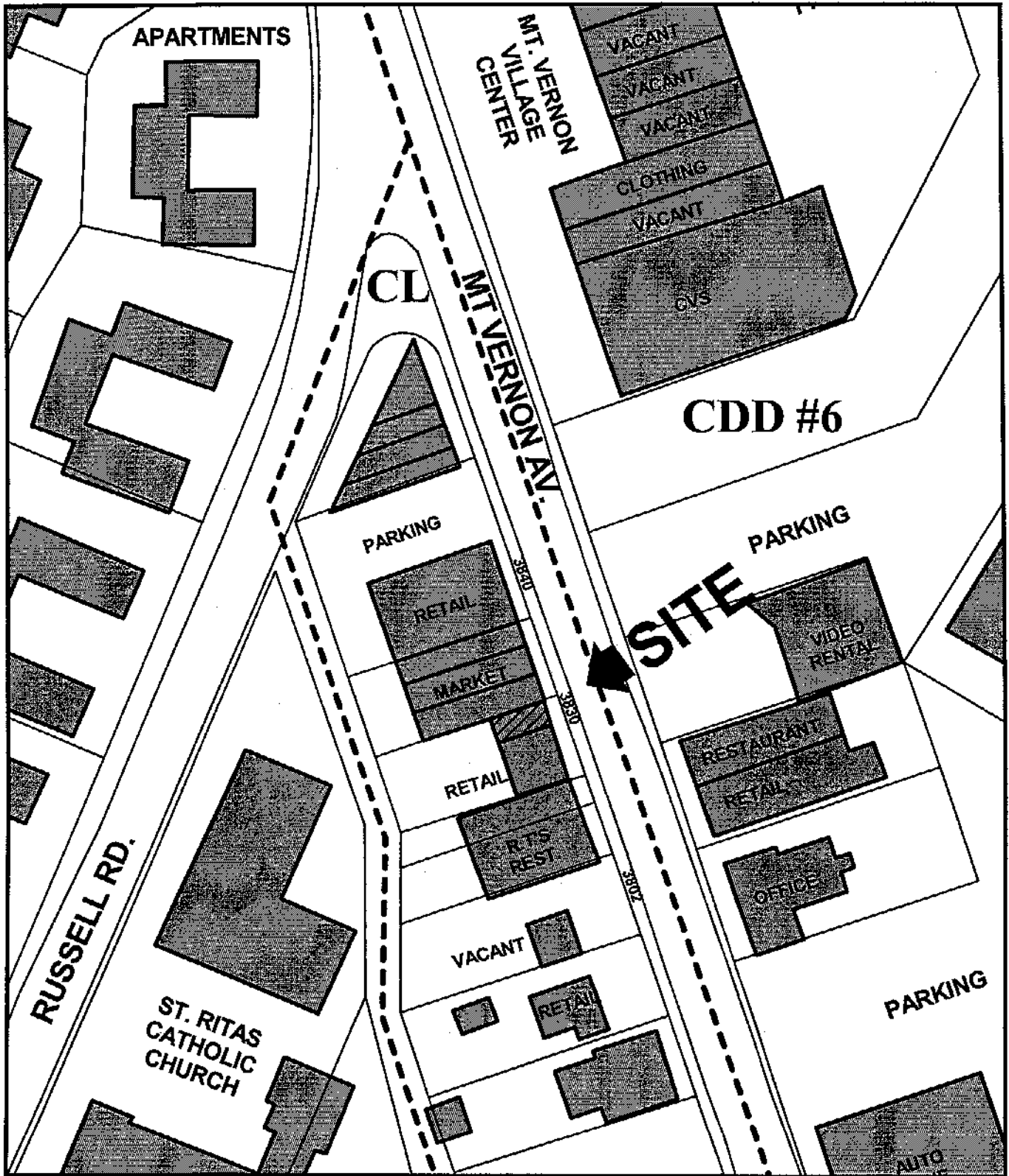
ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, OCTOBER 1, 2002: On a motion by Mr. Komoroske, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mike Saedlo represented the applicant and stated that the applicant was in agreement with staff's recommendations.



SUP #2002-0076

10/01/02



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 business or entity in which the applicant has a controlling interest. (P&Z)
2. Seating shall be provided for no more than 40 patrons. Of that number, no more than ten seats at tables shall be provided outdoors. (P&Z)
3. The outdoor dining area shall be limited to an area 10 feet deep in front of the restaurant and shall not encroach on the public right-of-way. (P&Z)
4. A minimum of 10 parking spaces shall be provided on-site. The applicant shall post a sign in the restaurant directing patrons to the availability of parking behind the building and other parking areas within walking distance of the restaurant. (P&Z)
5. The applicant shall require their employees who drive to work use off-street parking. (P&Z)
6. No live entertainment shall be provided at the restaurant. (P&Z)
7. The hours of operation shall be limited from 11:00 a.m. to 11:00 p.m. daily. (P&Z)
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
9. No alcohol service shall be provided. (P&Z)
10. No delivery service shall be provided by the restaurant. (P&Z)
11. No food, beverages, or other material shall be stored outside. (P&Z)
12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in 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)

13. The applicant shall, at his expense, replace the existing street trash receptacle with a city standard Bethesda Series Model SD-42. (P&Z) (T&ES)
14. 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. (P&Z)
15. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
17. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
18. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
19. The applicant shall provide additional site lighting in the rear of the property to meet current city standards. (T&ES)
20. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)
21. 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. (P&Z)
22. The dumpster shall be screened and maintained to the satisfaction of the Director of Planning and Zoning. (P&Z)
23. All exterior improvements, including signs, shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z)

24. The applicant shall remove the weeds in the parking lot and keep the parking lot free of trash and litter to the satisfaction of the Director of Planning and Zoning. (P&Z)
25. The Director of Planning and Zoning shall review the special use permit one year after operation 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 of 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)

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

DISCUSSION:

1. The applicant, Ymo Mai Chen, requests special use permit approval for the operation of a restaurant, with a reduction of off-street parking, located at 3830 Mount Vernon Avenue.
2. The subject property is one lot of record with 50 feet of frontage on Mount Vernon Avenue, 115 feet of depth and a total lot area of 5,750 square feet. The site is developed with a two story brick and masonry building. The building is located in the 3800 block of Mount Vernon Avenue, adjacent to R.T.'s restaurant.

Tenants in the building include a check cashing business, a hair salon, and a vacant unit that is the subject of this special use permit request. A small asphalt parking lot is located directly behind the building. Access to the rear parking area is provide by a public alley.

3. The applicant has filed a special use permit application to operate a restaurant. The restaurant will consist of 32 indoor seats and 10 outdoor seats, for a total of 42 seats and will occupy approximately 1,400 square feet on the first and second floors of the building. According to the applicant, the second floor space will be used as office space only. The restaurant will offer American and Chinese cuisine and will be known as "Jerry's Restaurant."
4. Limited table service will be provided. No alcohol service will be provided. No live entertainment or delivery service will be offered at the restaurant.
5. The proposed hours of operation of the restaurant are 11:00 a.m. to 11:00 p.m. daily, and will be operated by three or four employees, including the owners.
6. The applicant expects to receive one or two deliveries Monday through Friday between 10:00 a.m. and 5:00 p.m. Deliveries will be received in the parking area behind the building.
7. Trash generated by the restaurant will consist of normal restaurant trash including food waste and paper. Trash will be placed in a dumpster behind the building and will be collected three or four days a week.

8. Pursuant to Section 8-200(A)(8) a restaurant with 42 seats is required to provide a minimum of 11 parking spaces. The applicant has submitted a plan that depicts the reconfiguration of the parking area which will reduce the number of existing parking spaces to five in order to provide a designated loading area, dumpster area, two landscaping beds, and room for both a walk-in refrigerator and a freezer unit. The applicant has filed a request for a parking reduction to accommodate this plan.
9. As justification for the parking reduction request, the applicant states that the parking is located behind the building and that it is not possible to provide a rear entrance provided for customers. As a consequence, the applicant believes that few customers would use the parking and then walk down the alley and around the block in order to enter the restaurant. In addition, he states that the restaurant will be neighborhood serving, with customers walking from their residences or from nearby shops to visit the restaurant. The applicant also cites the existence of on-street parking in front of the restaurant for use by restaurant patrons.
10. Zoning: The subject property is located in the CL/Commercial Low zone. Section 4-103 (M) of the zoning ordinance allows a restaurant in the CL zone only with a special use permit.
11. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff has no objection to the proposed restaurant located at 3830 Mount Vernon Avenue. Staff supports the small, neighborhood serving restaurant proposed to be operated by the applicant. The proposed use is not inconsistent with the vision of the Upper Potomac Task Force and the on-going Arlandria Work Group which seek to create a pedestrian-oriented, vibrant commercial corridor in this location. The applicant's proposal to provide outdoor seating will reinforce that goal. Members of the Work Group strongly support the diversity of businesses and encourage the creation of new businesses that contribute to the diverse mix of commercial establishments.

With regard to the applicant's request for a parking reduction, however, staff has concerns regarding the loss of the existing parking spaces for a loading area. As a technical matter, the applicant is not required to provide an off-street loading area. As a practical matter, staff believes that the area striped for parking could be used for the unloading of delivery vehicles when not used as parking. In the alternative, deliveries could be received in the drive aisle between the parking spaces, a common occurrence city-wide. While it is likely that the restaurant will be neighborhood serving, with fewer than usual patrons who drive, staff believes that the existing supply of parking should be

maintained both for the applicant's employees and customers who may drive to the restaurant and for other users. Staff believes that retaining existing parking areas, however small and currently underutilized they may be, is an important interim step until centralized public parking can be developed, as envisioned in the Upper Potomac West Task Force concept plan. In addition, staff has reconfigured the rear parking area and has been able to retain the two walk-in units, relocated the dumpster adjacent to the building, and provided ten parking spaces. For these reasons, staff does not support the applicant's parking reduction request and has required that seating be limited to 40 seats and that 10 parking spaces be provided. Staff has discussed this concern, as well as the recommended site improvements discussed below, with the agent for the applicant, who has advised staff that they do not object to retaining the existing parking area or making the site improvements.

In addition to the standard restaurant conditions, including a condition requiring a review of the restaurant after it has been operational for one year, staff has included conditions requiring the applicant to replace the existing City trash container on Mount Vernon Avenue with the new standard container, to install and maintain screening around its dumpster, and to remove the weeds in the parking area and to keep the parking area free of trash and litter to the satisfaction of the Director of Planning and Zoning. With these conditions, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 T&ES believes that many patrons will come from the surrounding neighborhood and the restaurant will not have a significant impact on available on street parking. T&ES recommends approval of the parking reduction.
- R-1 Employees who drive to work shall be required to use off-street parking.
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-4 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-5 Applicant shall provide additional site lighting in the rear of the property to meet current city standards.
- R-6 Applicant shall obtain at their expense, one city standard trash container for installation on the adjacent right-of-way.

Code Enforcement:

- C-1 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-2 The current use is classified as Business; the proposed use is Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-5 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-6 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on-site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.

- C-3 This facility must meet current Alexandria City Code requirements for food establishments. Contact Environmental Health at 703-838-4400 Ext. 255 to arrange for a "change of Ownership" inspection.
- C-4 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-5 Permits must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be on duty during all hours of operation.
- C-8 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business.
- R-2 Robbery awareness program for all employees.
- R-3 The applicant is not requesting an ABC permit at this time. The police department concurs with this. Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

KB
APP~~LI~~CATION for SPECIAL USE PERMIT # 2002-0076

[must use black ink or type]

PROPERTY LOCATION: 3830 MOUNT VERNON AVE Alex Va

TAX MAP REFERENCE: 00700 0806 04 ZONE: Commercial

APPLICANT Name: Ymo Lu Chen, Mei Chen (Tenants) ^{Low Zone}

Address: 6685 HANSON LANE Lorton Va 22079

PROPERTY OWNER Name: Mohamed and Rachida Oursi

Address: 40 Capital Commercial Realty 1803 Research Blvd #500 Rockville MD 20850

PROPOSED USE: Cafe / Restaurant

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.

Contact - Mike Saedlo
301.537.326

YMO MAI CHEN

Print Name of Applicant or Agent



Signature

6685 HANSON LANE

Mailing/Street Address

202-321-9528

Telephone #

Fax #

LORTON Va 22079

City and State

Zip Code

7-19-02

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

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

100% OF OWNERSHIP MR AND MRS YMO CHEN
6685 HANSON LANE
LORTON VA 22079

No

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

- Yes. Provide proof of current City business license
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

All attach

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Special Use Permit

For a Cafe-Restaurant use. Concept will serve American and Chinese Food. The establishment will have 32 seats on the First Floor only (no seating upstairs). If a request is approved in the future for outside seating the seating will increase by 8 to 10 seats to a total of 40-42 seats. Type of service during lunch and dinner will be a combination of customers ordering at the counter be seated and their food will be served to their table by a server. Carry-out will be available. No delivery.

The type of patrons will be from the local community. There are thousands of residents living in the immediate walking area of Mt. Vernon (3/5 blocks) There are many other local retailers that brings business to the area.

The restaurant will operate and will employ 3 to 4 employees. (Two of which will be the owners). Hours of operation will be 11:00 A.M. to 11:00 P.M. - 7 days a week.

Parking for the employees will be in the rear of the restaurant. This parking area does convey with the lease.

There will be no alcohol served and no entertainment T.V.'s etc.. Expect no noise concern.

Parking for patrons will be limited to on street parking and one or 2 spaces in the rear. We expect 80% to 90% of our business to come from the immediate neighborhood via walk-up. This is very consistent with all other successful retailer doing business on Mt. Vernon Avenue.

Investment for the renovation cost is expected to be between \$75,000 to \$100,000.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

32 seats - 8 additional if outside seating is approved in the future
open 11AM TO 11PM 7 days a week -

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

7 days - 11 AM TO 11 PM will be no less than 3 employ
no more than four. 2 of these "employees" will be the owners

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

Day: open SEVEN DAYS

Hours: 11 AM TO 11 PM

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

- no T.V. entertainment etc. no equipment that makes noise

The Cafe/Restaurant only seats 30 to 40 people we are not a large seating capacity restaurant. 15

B. How will the noise from patrons be controlled?

We are not expecting this to be a concern
There is no drinking or hanging out in/on premise

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

There is cooking being done. no unusual odors are
expected. / Note There are 3 Restaurants that cook on the same
block >

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

A. What type of trash and garbage will be generated by the use?

Left over food, Paper,

B. How much trash and garbage will be generated by the use?

Restaurants will have a dumpster immediately
located out back

C. How often will trash be collected?

3 to 4 days a week

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

#1 Ample Trash containers inside the Restaurant

#2 We would be willing to maintain a container
outside of the restaurant

#3. We are willing to "Police" daily our

Block for any papers/trash discarded in the
Street or pavement's § 16

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

? A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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

5 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

_____ Other.

C. Where is required parking located? ^{In Rear} on-site off-site (check one)

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

no

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

? A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

B. How many loading spaces are available for the use? in Rear of Restaurant

C. Where are off-street loading facilities located? no

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

1 or 2 delivery truck a day - between 10 AM and 5 PM - Monday to Friday

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

2 Times a day - 10 Times a week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

no

SITE CHARACTERISTICS

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

Do you propose to construct an addition to the building? Yes No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

N/A sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 32 At a bar: ~~20~~ Total number proposed: 32

2. Will the restaurant offer any of the following?

no alcoholic beverages no beer and wine (on-premises)
no beer and wine (off-premises)

3. Please describe the type of food that will be served:

American food, - Pizza, Sandwiches + Subs
Chinese food. - Traditional menu - Rice, Noodles etc

4. The restaurant will offer the following service (check items that apply):

yes table service no bar carry-out no delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? Yes. No. N/A

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? Yes. no No.

If yes, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Reduce to Five Spaces

2. Provide a statement of justification for the proposed parking reduction.

see attach

3. Why is it not feasible to provide the required parking?

see attach

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

Removing 5 spaces for a dumpster + truck delivery see attach

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

N/A

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

*- This is a small 32/40 restaurant / cafe
it is design to \$1000 to \$1500 a day. 80% of these sales will be local customers walking from their home. This Restaurant*

Supplemental Application *does not expect to draw outside* Parking Reduction

The immediate Desha Road 21

#2 Provide a statement of justification for the proposed parking reduction.

#3 Why is it not feasible to provide required parking?

Three Reasons:

#1 Parking is in the rear of the restaurant and customers can not enter from the rear. The building is located in the center of a long block, customer would have to walk around the block through an alley. Very few customers would know of the parking or would use it.

#2 The location is within 3/5 blocks of hundreds of apartment and condo residents. Mt. Vernon Avenue is a "Walking" shopping area and its a "Neighborhood" center. Parking is not essential for success.

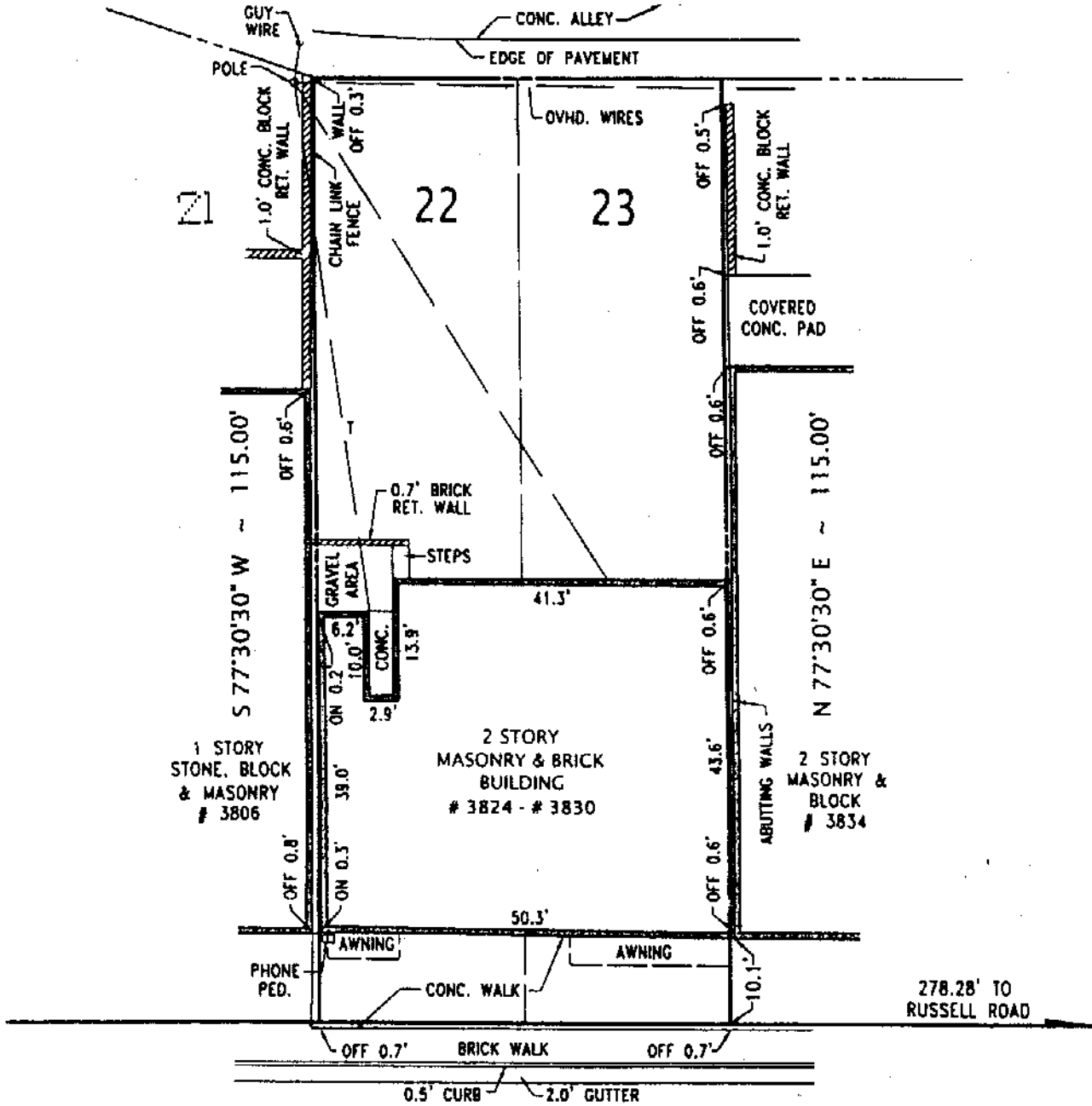
#3 There is street parking on Mt. Vernon Avenue in front of the restaurant.

NOTE: ELECTRIC IS UNDERGROUND.
TOTAL AREA = 5,750 S.F.



20' ALLEY

N12'29'30"W ~ 50.00'



S 77'30'30" W ~ 115.00'

S 12'29'30" E ~ 50.00'

MOUNT VERNON AVENUE

WIDTH VARIES R/W

PLAT

SHOWING BUILDING LOCATION ON

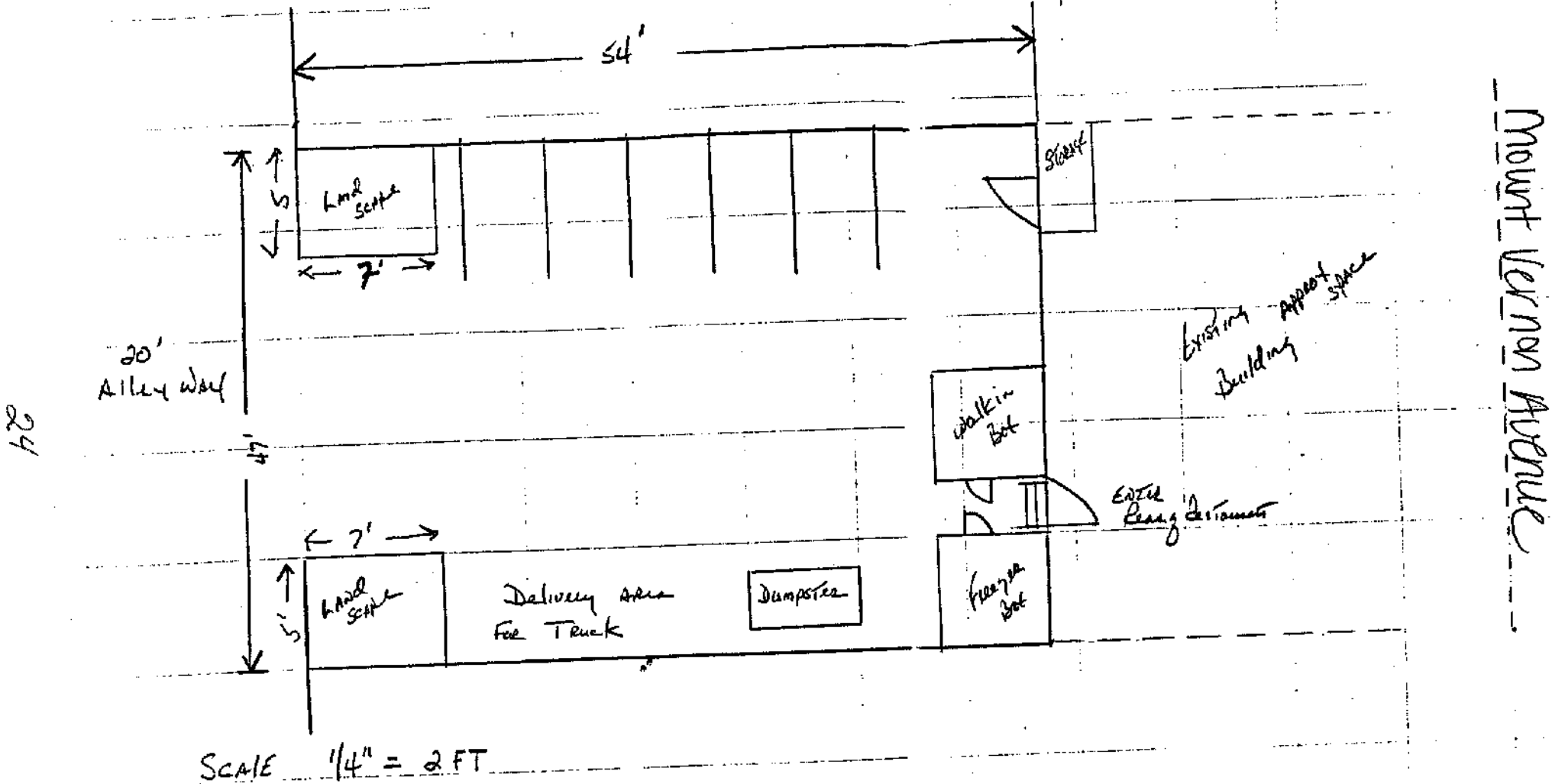
LOTS 22 & 23

McPHERSON SUBDIVISION

HUME SPRING

CITY OF ALEXANDRIA, VIRGINIA

PROPOSE
PARKING REDUCTION PLAN
FOR 3830 MT. VERNON AVENUE
ALEXANDRIA, VA.



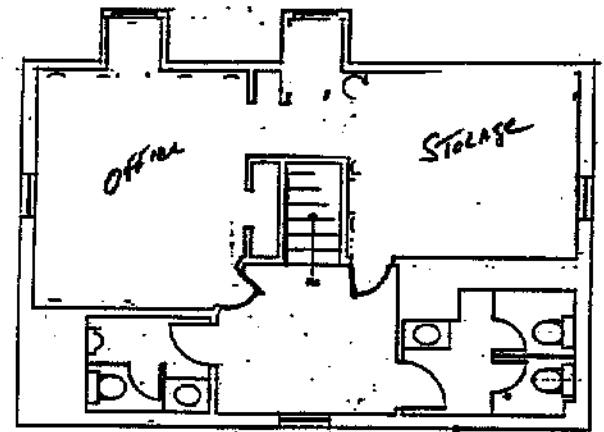
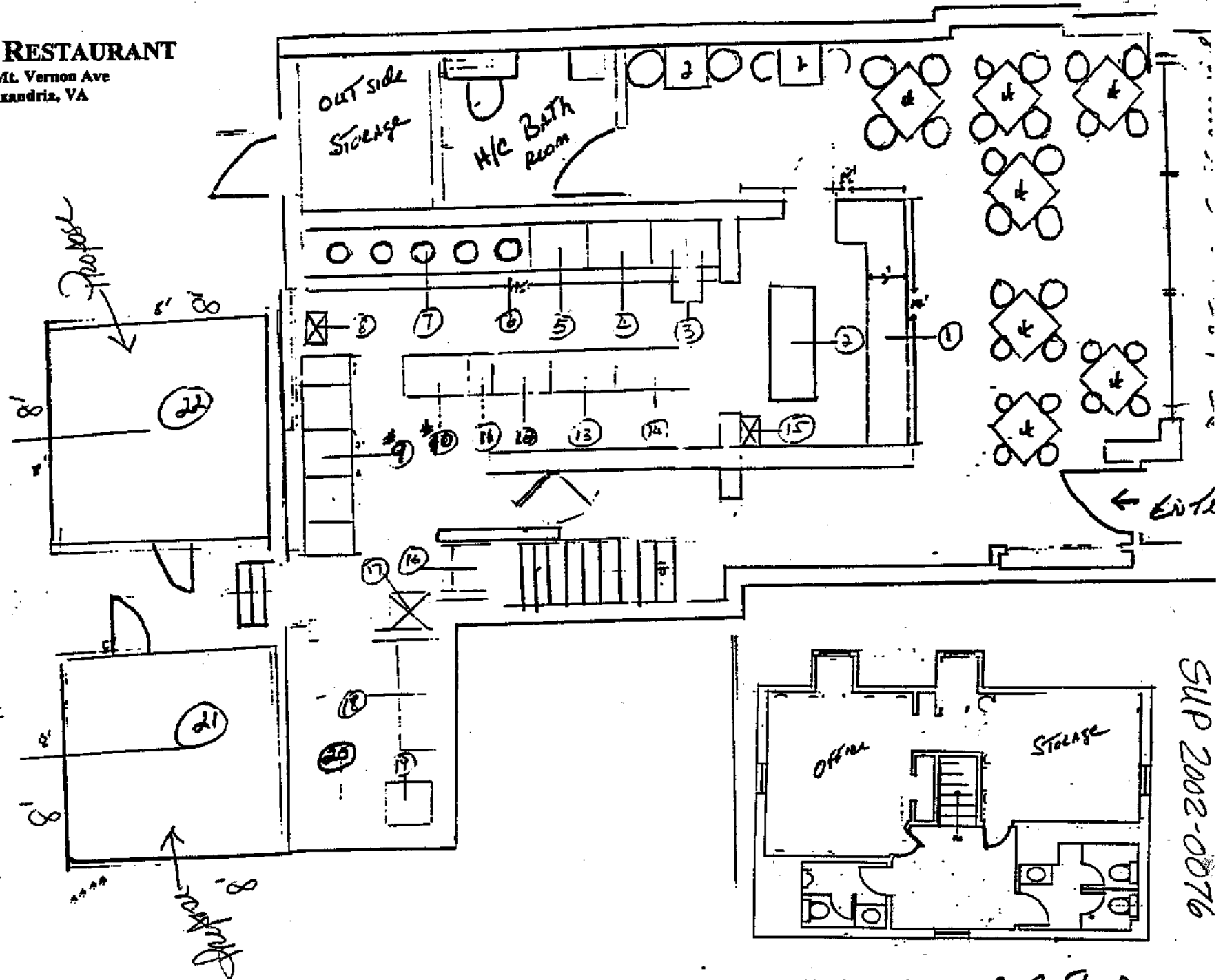
SUP 2002-0076

JERRY'S RESTAURANT

3830 Mt. Vernon Ave
Alexandria, VA

Equipm^t List

1. Counter
2. Working Table
3. Fryers
4. Griddle
5. Pizza Oven
6. Hood
7. Chinese Wok
8. Hand Sink
9. 3 compartment sink
10. Refrigerator working table
11. Working table
12. Refrigerator working table
13. Refrigerator working table
14. Freezer working table
15. Hand sink
16. Ice machine
17. Mop sink
18. Dry storage shelving
19. Furnace
20. 75 Gal Commercial H. W. H.
21. Walk-in Refrigerator
22. Walk-in Freezer



SECOND FLOOR PLAN
DATE: 1/25/02

SUP 2002-0076

25

APPLICATION for SPECIAL USE PERMIT # 2002-0076 ¹⁴

[must use black ink or type]

PROPERTY LOCATION: 3830 MOUNT VERNON AVE ALEX. VA

TAX MAP REFERENCE: 00700080604 ZONE: Commercial (CL)

APPLICANT Name: YMO RU CHEN, Mei Chen (Tenants) ^{Low Zone}

Address: 6685 HANSON LANE LORTON VA 22079

PROPERTY OWNER Name: Mohamed and Rachida Oursi

Address: c/o Capital Commercial Realty 1803 Research Blvd #501 Rockville MD 20850

PROPOSED USE: Cafe / Restaurant

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.

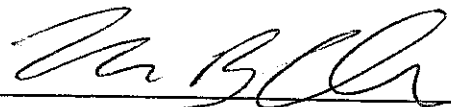
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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.

Contact - Mike Saedlo
301-537-3269

YMO MAI CHEN

Print Name of Applicant or Agent



Signature

6685 HANSON LANE

Mailing/Street Address

202-321-9528

Telephone #

Fax #

LORTON VA 22079

City and State

Zip Code

7-19-02

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 10/01/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 10/19/02PH -- CC approved the Planning

Commission recommendation.