

EXHIBIT NO. 1

11  
5-15-04

Docket Item #12  
SPECIAL USE PERMIT #2004-0017

Planning Commission Meeting  
May 4, 2004

**ISSUE:** Consideration of a request for a special use permit amendment to allow for the expansion of a restaurant and a parking reduction.

**APPLICANT:** Cameron Perks Coffeehouse  
by Michael Fleming

**LOCATION:** 4911-13 Brenman Park Drive

**ZONE:** CDD-9/Coordinated Development District

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**PLANNING COMMISSION ACTION, MAY 4, 2004:** On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and recommended permit conditions and to delete Condition #17. The motion carried on a vote of 7 to 0.

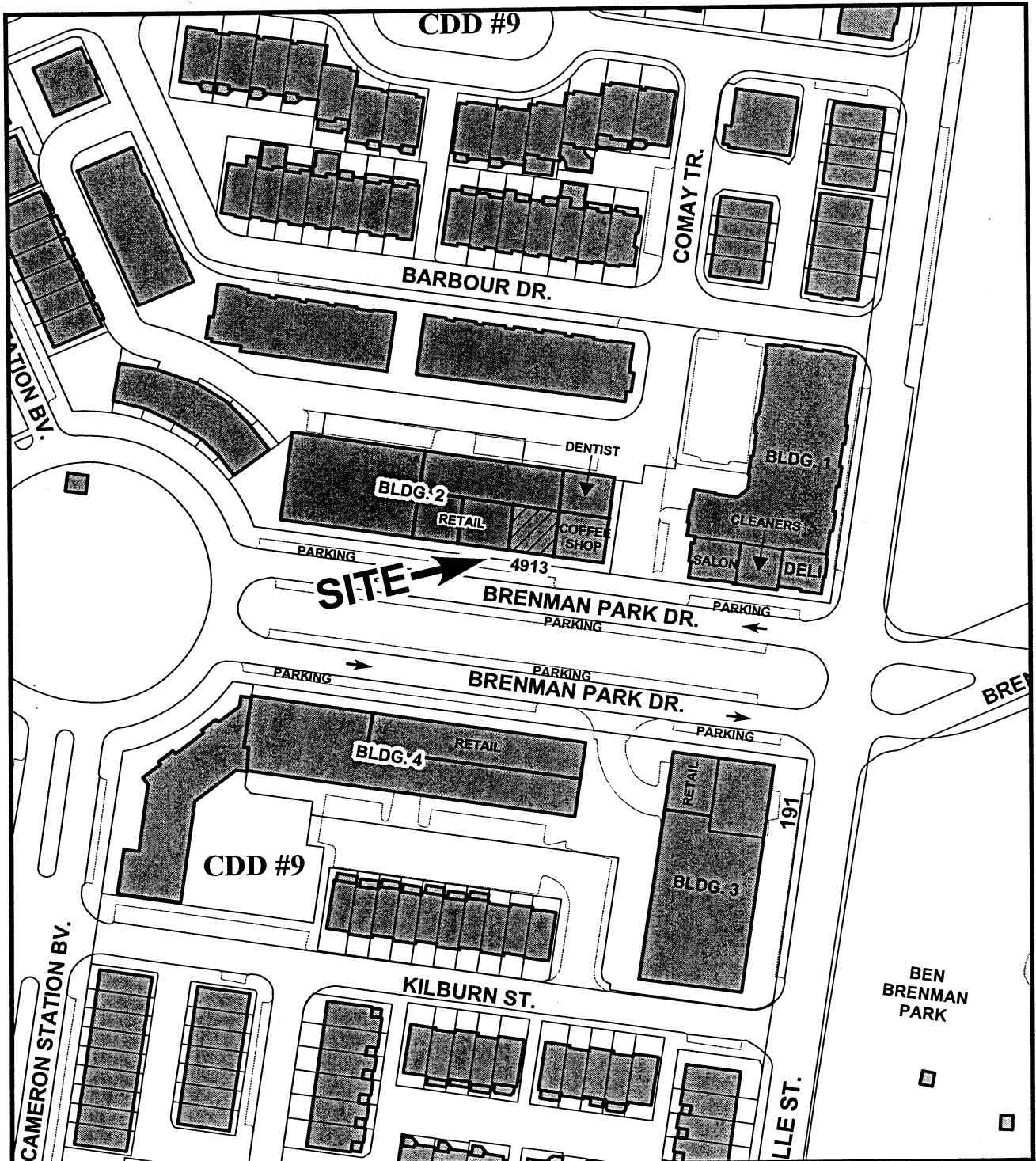
Reason: The Planning Commission agreed with staff's analysis, but deleted Condition #17, a standard condition, because there is no or little off-street parking available.

Speakers:

Michael Fleming, the applicant, spoke in favor of the special use permit.

Joe Bennett, resident of Cameron Station representing the Cameron Station Civic Association, spoke in favor of the application.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



**SUP #2004-0017**

**05/04/04**



## I. DISCUSSION

### REQUEST

The applicant, Michael A. Fleming, requests special use permit expansion of the existing restaurant/coffeeshop located at 4911 Brenman Park Drive and a parking reduction.

### SITE DESCRIPTION

The subject property is part of one lot of record with approximately 200 feet of frontage on Somerville Street, approximately 470 feet of frontage on Brenman Park Drive. The site is developed with two four story buildings consisting of ground floor retail and personal service space and three floors of residential space above, as anticipated by the approved plan for Cameron Station Phase I. The subject business is currently occupying 1,017 square feet of space on the northwest corner of Brenman Park Drive and Comay Terrace and is proposed to expand into the adjacent 1,044 square feet tenant space. Surrounding uses include a day spa, dry cleaner, dentist office, market and a pets retail store. South of the subject property is Phase III of Cameron Station which is still under construction. Phase III is proposed to be occupied by mixed uses with retail on the first floor, and residential above. An application for a restaurant (SUP#2004-00016) to occupy the southwest corner of Brenman Park Drive and Somerville Street is also before the Planning Commission in May 2004.

### CURRENT RESTAURANT CHARACTERISTICS

The applicant is operating a coffeehouse with 21 seats, including six seasonal outside seats, that serves coffee, specialty beverages, fountain drinks, pastries and desserts, soups and salads (see attached menu). All food is prepared off-site. The applicant does not sell any alcohol, nor does it currently provide entertainment. The approved hours of operation for the coffeehouse are from 6:00 A.M. to 11:00 P.M. daily. Between 100 and 150 customers patronize the business per day. The coffeehouse is operated by the applicant and three part-time employees.

Trash consists mainly of coffee grounds, cups, and napkins. In accordance with the approved site plan, the applicant uses a trash compactor which is located behind the loading space on the east side of Comay Terrace across the street from the coffee shop, and which is shared by businesses on Brenman Park Drive and emptied three times a week. Trash bins are provided outside near the front door.

Small delivery trucks deliver baked goods to the café early each morning. Business supplies are delivered once a week. Loading occurs immediately in front of the business.

### PROPOSED EXPANSION OF THE RESTAURANT

The applicant proposes to add the commercial space at 4913 Brenman Park Drive to its current location at 4911 Brenman Park Drive and seeks permission to add 36 seats to the approved coffeehouse, twelve of which are seasonal outdoor seats. The existing and proposed space will be connected through a large french door. The applicant states that the expansion is primarily proposed

to accommodate the daily demand for additional seating for local patrons, which will significantly increase with the opening of the condominium buildings in Phase III.

In addition, the applicant seeks permission to amend condition # 4 to allow entertainment in the form of a small three-piece ensemble several times per month. The entrance door will be closed at all times and no outdoor speakers are proposed.

No other changes are proposed to the operation of the restaurant.

Staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

#### PARKING

The existing coffee shop occupies 1,017 square feet and complies with the technical parking requirement. This application proposes to add 1,044 square feet of commercial space to the coffee shop. The technical parking requirement for a restaurant is one space for every four seats. In this case, the restaurant is proposing 24 additional indoor seats, and twelve seasonal outdoor seats, which requires nine spaces.

The number of parking spaces for the commercial space within Phase I and III of Cameron Station was determined at the approval of each phase and calculated in accordance with the Zoning Ordinance through two ratios: (1) the parking ratio assumed for the retail space is 1.2 spaces for every 210 square feet of floor area, and (2) the parking ratio assumed for the personal service space is 1 space for every 400 square feet of floor area. Based on the floor area proposed to be dedicated to these uses, a total of 41 parking spaces has been provided for the commercial spaces within Phase I and a total of 47 parking spaces has been provided for the commercial spaces within Phase III, all consistent with those zoning ordinance ratios. Brenman Park Drive has been designed to accommodate short term public parking on both sides of the street and around the large median.

In an effort to distribute the dedicated parking spaces evenly among uses that were not included in the initial parking calculation for 'retail' or 'personal services', such as restaurants and professional offices, and in order to maintain sufficient parking for a variety of future uses, staff conducted a parking analysis and found that the size of the tenant space and the equal application of both retail and personal services ratio are reasonable approaches for the calculation and allocation of parking spaces. In this case, the applicant is occupying 1,044 square feet, which, if halved for purposes of allocating spaces from the amount provided, would require two parking spaces for a personal services use ( $522 \text{ sf.} / 400 = 2$ ) and three spaces for a retail use ( $522 \text{ sf.} / 210 \times 1.2 = 3$ ). Staff compared the number of spaces required for the restaurant (nine) to the number of spaces required by the retail and personal services ratio (five), resulting in a deficit of four spaces. Therefore, the applicant is requesting a parking reduction of four spaces.

ZONING / MASTER PLAN

The subject property is located in the CDD-9/Cameron Station zone which permits residential, retail, open space and public school uses. The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for CDD-9 uses.

**II. STAFF ANALYSIS**

Staff supports the proposed expansion of the coffeehouse located at 4911 Brenman Park Drive into the space at 4913 Brenman Park Drive and recommends approval of the parking reduction. This use is the type of pedestrian oriented, neighborhood serving use envisioned for the retail spaces in Cameron Station. The applicant is proposing outdoor seating which will enliven the streetscape during summer months.

Staff supports the parking reduction and agrees with the applicant that the typical patron is a Cameron Station resident who comes to the coffeehouse either on foot or on bicycle, thus reducing the hypothetical parking demand. Other city residents who utilize the recreational and parking facilities in Ben Brenman Park will be within walking distance of the coffeehouse and will not require additional parking in the neighborhood. With the opening of the condominium building in Phase III, located directly across the street, the applicant will gain customers without any need for parking spaces.

Staff has retained the standard restaurant conditions and a condition requiring a review of the restaurant addition after it has been operational for one year. At that time, if there are violations or parking problems as a result of the additional seats, additional conditions may be imposed. With these conditions, staff recommends approval of the special use permit.

**III. RECOMMENDED CONDITIONS**

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2003-0061)
2. **CONDITION AMENDED BY STAFF:** Seating shall be provided for no more than ~~21~~ 57 patrons inside and outside. (P&Z)

3. **CONDITION AMENDED BY STAFF:** Outside dining facilities may be located on private property and shall not encroach onto the public right-of-way. The applicant shall ensure that pedestrian access is provided past the outdoor seating and shall clean and wash the seating area at the close of each day of operation. (P&Z)
4. **CONDITION AMENDED BY STAFF:** ~~No live entertainment shall be provided at the restaurant.~~ Indoor live entertainment shall be permitted in form of small musical ensembles to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. (P&Z)
5. **CONDITION AMENDED BY STAFF:** ~~The hours of operation shall be limited from 6:00 a.m. to 11:00 P.M. daily. (P&Z) (SUP #2003-0061)~~ The closing hours for indoor seating shall be 12:00 midnight daily, the closing hours for the outdoor seating shall be 10:00 P.M. daily. (P&Z)
6. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP #2003-0061)
7. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2003-0061)
8. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2003-0061)
9. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z) (SUP #2003-0061)
10. 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 #2003-0061)
11. 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) (SUP #2003-0061).
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #2003-0061)

13. 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) (SUP #2003-0061)
14. No amplified sound shall be audible at the property line. (P&Z) (SUP #2003-0061)
15. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police) (SUP #2003-0061)
16. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP #2003-0061)
17. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall require that its employees park off the street. (P&Z) (SUP#2003-0061) (PC)~~
18. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
19. **CONDITION ADDED BY STAFF:** No alcohol service shall be permitted. (P&Z)

20. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Bettina Irps, Urban Planner.

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



#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- 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.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 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-3 No amplified sounds shall be audible at the property line.

##### Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 An updated fire prevention code permit is required for the proposed expansion of operations. A revised egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five 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 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.
- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

- C-6 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-7 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 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. 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-4 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-8 Proposal for outdoor dining requires that the food must be protected to the point of service.

- F-1 This facility is currently operating as Cameron Perks Coffee House under Alexandria Health permit, issued to Cameron Perks Coffee House, LLC.

Police Department:

- F-1 The applicant is not requesting an ABC permit. The Alexandria Police Department concurs with that.
- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

# APPLICATION for SPECIAL USE PERMIT #2004-0017

[must use black ink or type]

PROPERTY LOCATION: 4913 BRENMAN PARK DRIVE

TAX MAP REFERENCE: 58.02 BLOCK: E LOT 1.1A ZONE: CDD #9

APPLICANT Name: MICHAEL A. FLEMING (CAMERON PERKS COFFEEHOUSE)

Address: 4911 BRENMAN PARK DRIVE

PROPERTY OWNER Name: MAIN STREET RETAIL, LC

Address: 8614 WESTWOOD CENTER DR. SUITE 900  
VIENNA, VIRGINIA 22182

PROPOSED USE: COFFEEHOUSE

**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.

MICHAEL FLEMING  
Print Name of Applicant or Agent

[Signature]  
Signature

4911 BRENMAN PARK DR  
Mailing/Street Address

703.461.6900 703.461.3088  
Telephone # Fax #

ALEXANDRIA VA 22304  
City and State Zip Code

FEB. 23, 2004  
Date

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

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

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

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

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Special Use Permit # 2004-0017

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% MICHAEL FLEMING 4911 BRENNAN PARK DR  
ALEX, VA 22304

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 8 1/2" 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.

SEE ATTACHED FLOOR PLAN



The applicant is proposing to expand the existing coffeehouse to accommodate patrons from the local area. The demand for additional seating is occurring almost daily. It will increase significantly with the opening of the two adjacent condominium buildings located directly across from the coffeehouse. The applicant is also requesting seasonal outdoor seating to mirror the existing Special Use Permit.

A small three-piece jazz ensemble is projected to appear approximately once per month and will play during operating hours. The noise factor will be limited to the specified space as small speakers will be used indoors and no outdoor speakers will be allowed.

The proposed expansion is being undertaken to primarily address the need for additional seating

Special Use Permit # 2004-0017

**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).

100-150 PATRONS ARE EXPECTED DAILY (MON-FRIDAY),  
AND SLIGHTLY MORE ON WEEKENDS

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

MICHAEL FRYLING (OWNER) FULL-TIME  
3 PART-TIME EMPLOYEES

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

Day: SUNDAY - SATURDAY

Hours: AM  
6:00 - 11:00 PM

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

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

~~There will~~ There will MINIMUM NOISE, ALL NOISE AND  
CUSTOMERS WILL <sup>stay</sup> INSIDE OF SPACE WITH  
DOOR CLOSED AT ALL TIMES.



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B. How will the noise from patrons be controlled?

DOOR WILL BE CLOSED AT ALL TIMES AND  
NO OUTDOOR SPEAKERS WILL BE ALLOWED.

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

N/A

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?

CUPS, NAPKINS, NEWS PAPERS

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

3 BAGS PER DAY

C. How often will trash be collected?

WEEKLY (MONDAY'S THURSDAY'S SATURDAY'S)

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

TRASH BINS OUTSIDE OF COFFEEHOUSE  
NEAR FRONT DOOR

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

Yes.  No.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes.  No.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. What methods are proposed to ensure the safety of residents, employees and patrons?

WE WILL FOLLOW ALL APPLICABLE CITY, HEALTH, FIRE AND SAFETY CODES. ALL EMPLOYEES WILL RECEIVE PROPER TRAINING.

**ALCOHOL SALES**

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

Yes.  No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**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?

6

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

6 Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

C. Where is required parking located?  on-site  off-site (check one)

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

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? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

SMALL DELIVERY TRUCKS IN THE AM, AND WILL PULL IN FRONT OF THE COFFEEHOUSE

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D. During what hours of the day do you expect loading/unloading operations to occur?  
EACH MORNING @ 5:30 MONDAY-FRIDAY  
SATURDAY 6:30<sup>AM</sup> AND SUNDAY 7:00AM

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
PAKED GOODS ON A DAILY BASIS AND  
SUPPLIES ON WEEKLY BASIS

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?

N/A

**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? \_\_\_\_\_ square feet.

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

1044 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1044 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: GROUND FLOOR ~~BE~~ RETAIL SPACE  
IN EXISTING CONDOMINIUM BUILDING.

**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: ~~15~~ 24 At a bar: ~~15~~ Total number proposed: ~~15~~ 24

2. Will the restaurant offer any of the following?

N/A alcoholic beverages N/A beer and wine (on-premises) 36 total  
N/A beer and wine (off-premises) + 12 outdoor

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

See attached menu

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

     table service  bar  carry-out      delivery

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

Will delivery drivers use their own vehicles?      Yes.      No.

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

If yes, please describe: SMALL JAZZ BAND ONCE A  
MONTH,

**CAMERON PERKS COFFEEHOUSE**  
**MENU**

Coffee

Coffee of the Day  
Latte  
Cappuccino  
Café Mocha  
Café American  
Café au Lait  
Hot Chocolate  
Single Shot  
Double Shot  
Iced Coffee  
Ice Coffee latte  
Ice Coffee Mocha

Smoothies

Strawberry/Banana  
Mango  
Wildberry  
Peach  
Tea  
Hot Tea  
Chai  
Extras  
Expresso Shot  
Flavored Syrup

Soft Drinks

Fountain Drinks  
Ice Tea  
Orange Juice  
Bottle Water  
Can Drinks

Bag Coffee

Mild  
½ pound  
1 pound  
Smooth  
½ pound  
1 pound  
Bold  
½ pound  
1 pound

Pastries

Bagle  
Bagle w/cream cheese  
½ Dozen of Bagles  
Dozen of Bagles  
Muffin  
Plain Croissant  
Fruit Filled Croissant  
Scone  
Biscotti  
Danish  
Cinnamon Bun  
Crumb Cake

Soups/Salads

Soup Of The Day  
Panini Sandwich  
Caesar Salad  
Chef Salad  
Tuna Salad  
Fruit Cup

Desserts

Cookies  
Brownies  
Blondies  
Cake  
Pie  
Ice Cream

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**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)

Cameron Perks Coffeehouse request a reduction of 4 spaces

- 2. Provide a statement of justification for the proposed parking reduction. 90% of

Cameron Perks Coffeehouse patrons are residents of Cameron Station Community and walk to Cameron Perks.

- 3. Why is it not feasible to provide the required parking? The design of

Brennan Park drive offers limited parking spaces.

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

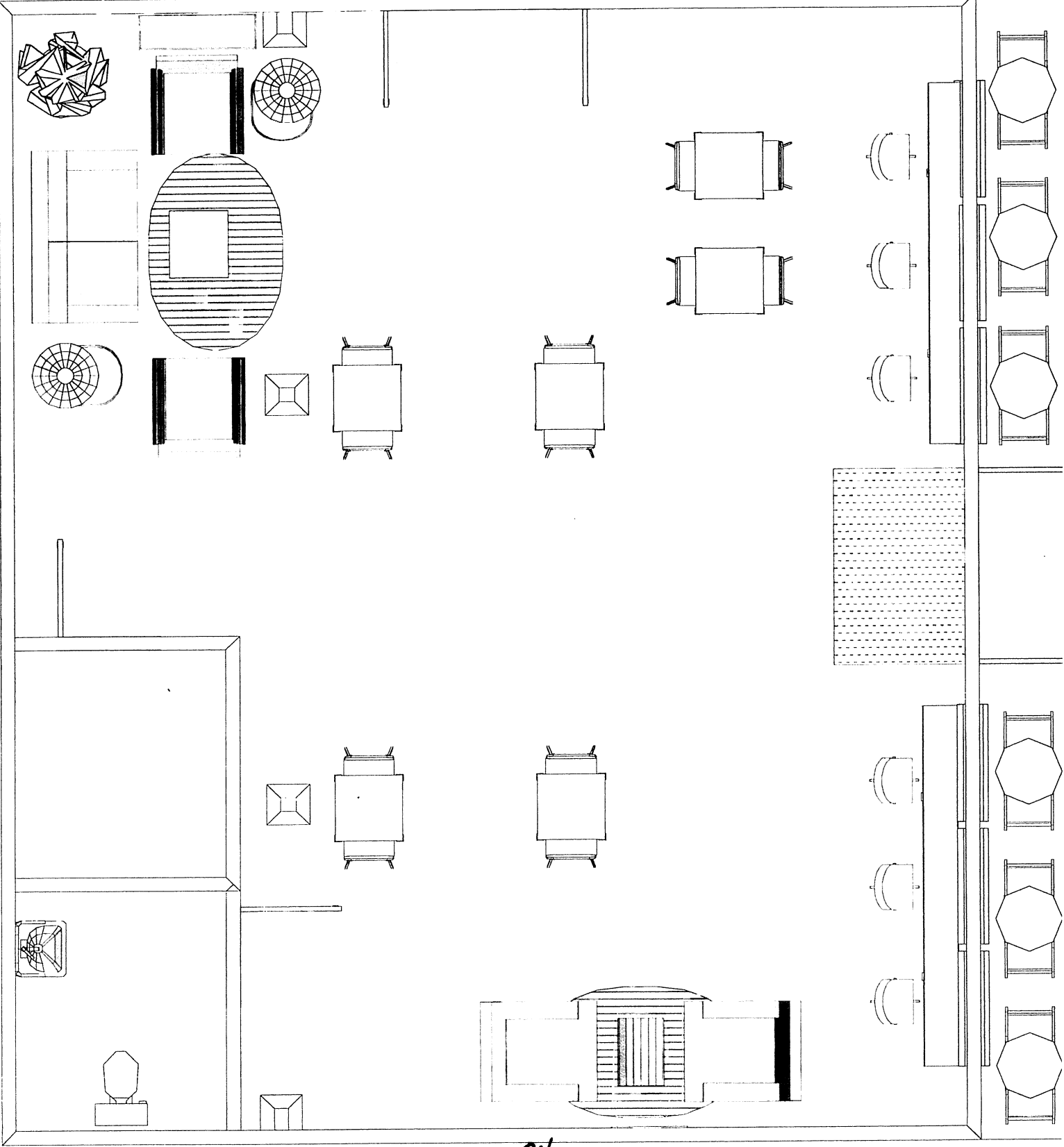
- 5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of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

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

see question #2

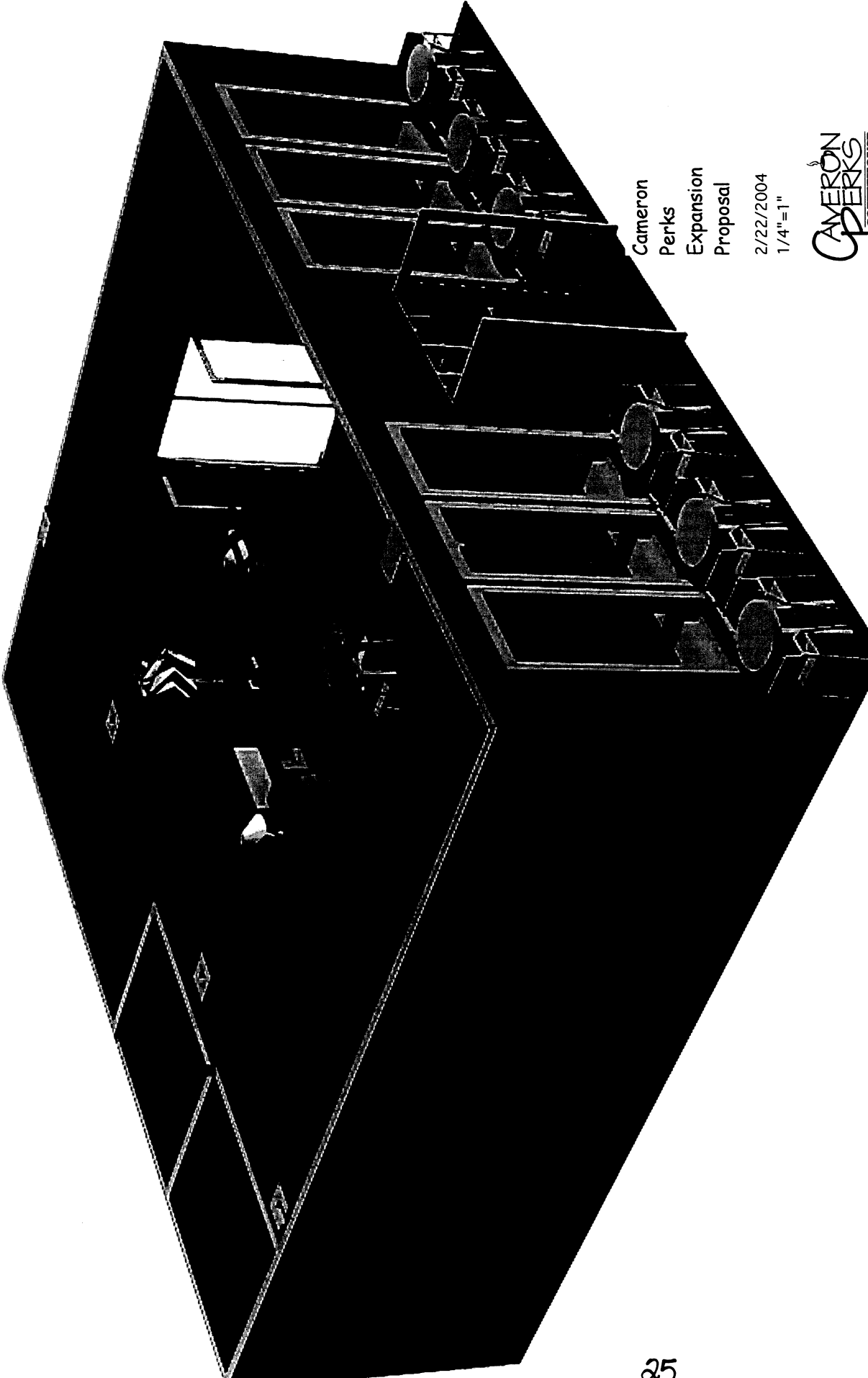
Cameron  
Perks  
Expansion  
Proposal

2/22/2004  
1/4" = 1"



24





Cameron  
Perks  
Expansion  
Proposal

2/22/2004  
1/4"=1"



PC Docket Item #12  
SUP 2004-0017



**Natalie Burch**

04/30/04 01:29 PM

To: Kendra Jacobs/Alex@Alex  
cc:  
Subject: Planning Commission Mtg, May 4 - Docket Item #12 - CAMERON PERKS COFFEEHOUSE

fyi

----- Forwarded by Natalie Burch/Alex on 04/30/2004 01:29 PM -----



**J Bennett**  
<jb900@yahoo.com>

04/30/2004 01:22 PM

To: "H. Stewart Dunn, Jr." <hsdunn@ipbtax.com>, Donna Fossum <fossum@rand.org>, Jesse Jennings <jssjennings@aol.com>, John Komoroske <komorosj@nasd.com>, Richard Leibach <richleibach@aol.com>, "J. Lawrence Robinson" <jlr@cpma.com>, Eric Wagner <erwagner@comcast.net>  
cc: Barbara Ross <barbara.ross@ci.alexandria.va.us>, Eileen Fogarty <eileen.fogarty@ci.alexandria.va.us>, Bettina Irps <bettina.irps@ci.alexandria.va.us>, Jeffrey Farner <jeffrey.farner@ci.alexandria.va.us>, Bill Euille <alexvamayor@aol.com>, Ludwig Gaines <ludwig@gainwithgaines.com>, Rob Krupicka <rob@krupicka.com>, Andrew Macdonald <macdonaldcouncil@msn.com>, Del Pepper <delperpe@aol.com>, Paul Smedberg <smedbergpc@aol.com>, Joyce Woodson <council@joycewoodson.net>  
Subject: Planning Commission Mtg, May 4 - Docket Item #12 - CAMERON PERKS COFFEEHOUSE

Dear Commissioners:

At its April 21 meeting, the Cameron Station Civic Association, Inc. voted to support this proposal for expansion and for a parking reduction. In the short period that the Coffeehouse has been open, it is quite apparent how popular it is with Cameron Station residents and that the current space needs to expand. The Coffeehouse has become a "gathering place" for residents and a good stopping place for coffee and other refreshments after a walk, a bike ride or workout at the Cameron Club. Because of its neighborhood character, there is a reduced need for the number of parking spaces required by zoning regulations.

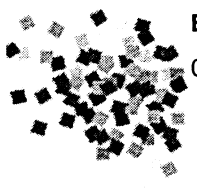
We do ask that recommended condition #5, to prohibit outdoor seating after 10:00 pm, be changed to read 11:00 pm, the time applicant requested in his SUP application. The added hour will benefit neighborhood customers, especially on weekends.

Joseph S. Bennett, President  
Cameron Station Civic Association, Inc.

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11  
5-15-04



Barbara Ross  
05/13/2004 05:01 PM

To: <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>, <rose.boyd@ci.alexandria.va.us>, <jackie.henderson@ci.alexandria.va.us>, <tom.raycroft@ci.alexandria.va.us>  
cc: Rose Boyd/Alex@Alex, Eileen Fogarty/Alex@Alex, Bettina Irps/Alex@Alex  
Subject: Cameron Station

You have or will receive some letters/emails from new residents at Cameron Station with concerns about a proposed new restaurant on Ben Brenman Drive on your Saturday docket. One of the issues concerns parking, and because there is some confusion and at least one of you has already asked us about it, staff wanted to explain the apparent confusion.

The parking for all of the commercial space on Ben Brenman Drive in Cameron Station is noted on the plans, and is located generally on Ben Brenman Drive and Somerville Drive, adjacent to the park. As to the parking behind the townhouses on Kilmer Street, this is for residential visitor parking and is specified that way in the Cameron Station approvals. The parking should be signed to prohibit others, and the Homeowners Association is responsible for doing that. There are three retail parking spaces behind the rear of the condominium/retail building, but other than those, all of the parking behind the townhouses on Kilmer are for residential guest parking.

Staff used no residential visitor/guest parking in its calculation for the commercial uses on Ben Brenman Drive.

If you have any additional questions please call me.