

Docket Item #14  
SPECIAL USE PERMIT #2006-0123

Planning Commission Meeting  
March 6, 2007

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant and a parking reduction.

**APPLICANT:** David Gwathmey

**STAFF:** James Hunt, Planner  
james.hunt@alexandriava.gov

**LOCATION:** 3101 N. Hampton Drive #101

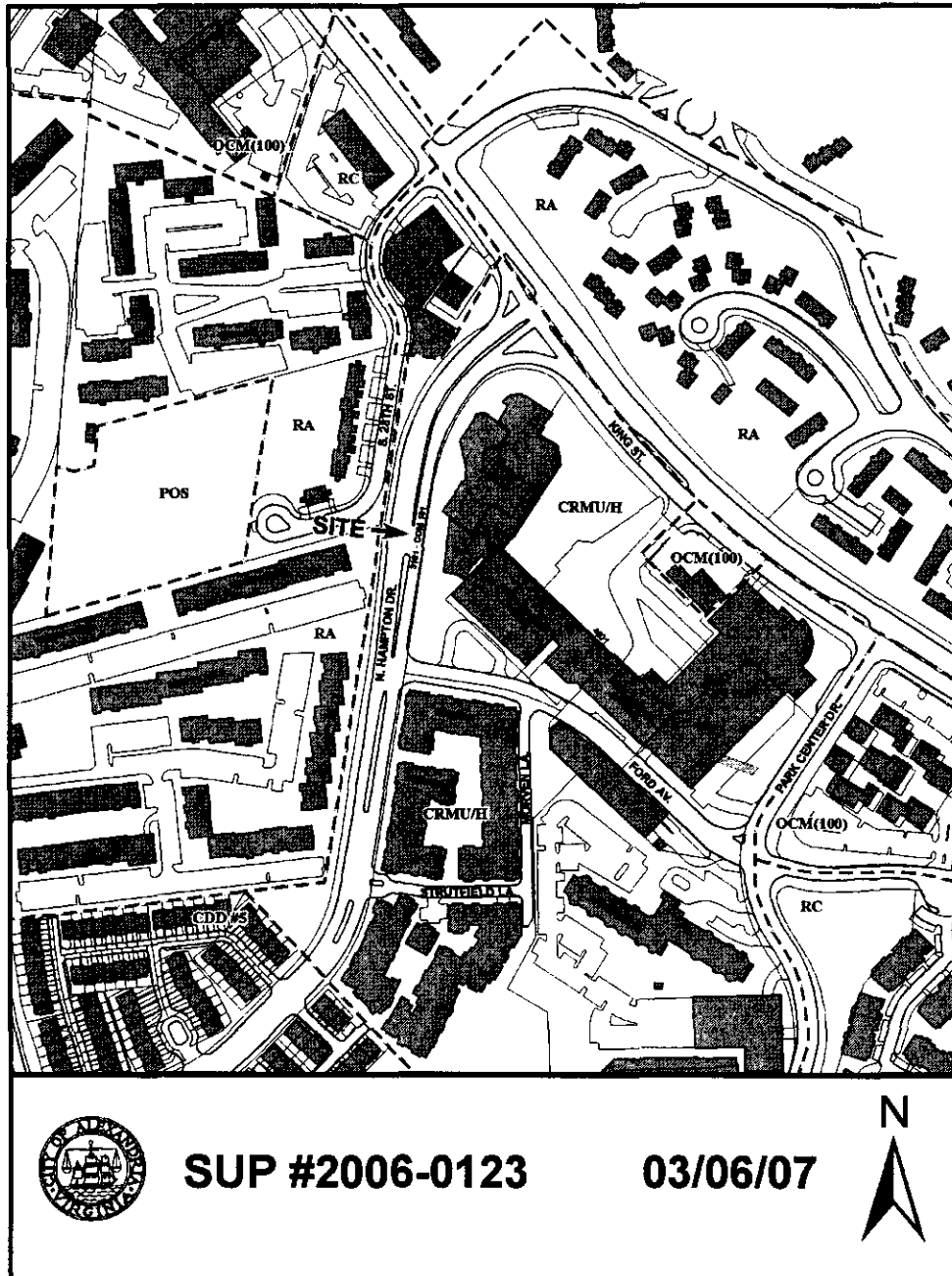
**ZONE:** CRMU-H/Commercial Residential Mixed Use High

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**PLANNING COMMISSION ACTION, MARCH 6, 2007:** On a motion by Mr. Robinson, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Ms. Lyman was absent.

**Reason:** The Planning Commission agreed with staff analysis.

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



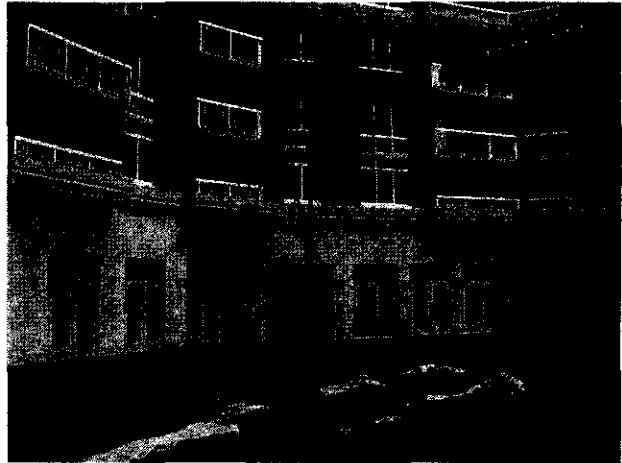
## I. DISCUSSION

### REQUEST

The applicant, David Gwathmey requests special use permit approval for the operation of a coffee shop with a parking reduction located at 3101 N. Hampton Drive.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 811 feet of frontage on North Hampton Drive and a total lot area of 4.115 acres. The site is developed with the Northampton Condominium Building. Access to the property is from Northampton Drive.



The surrounding area is occupied by a mix of residential, retail, office, restaurant, and personal service uses. Immediately to the north is a residential development within Arlington County. To the south are the ATEC Office Headquarters, 4401 Ford Avenue Office Building, and Newport Village Garden Apartments. To the east are Sicilian Pizza & Kabob Restaurant and an Exxon Gas Station. To the west is Dutch Girl Cleaners.

### BACKGROUND

On November 17, 2001, City Council approved DSUP#2001-0014 to Park Center Office Building III, LLC and Stone Tract Associates LP to construct two multi-family residential high-rise buildings and for a reduction of 82 off-street parking spaces. The approved development special use permit designated an area on the first floor of the subject building for a commercial establishment, however, restaurant parking was not included in the approved parking reduction.

### PROPOSAL

The applicant proposes to operate a coffee shop with on and off premise beer and wine sales on the first floor of the Northampton Condominium Building. The applicant proposes to sell sandwiches, salads, soups, baked goods, coffee, beer and wine, as well as a variety of non-alcoholic beverages. As proposed, the applicant anticipates the customers of the shop will be residents of the Northampton Condominium buildings and signage for the business will be visible from the courtyard, with no signage on King Street or Northampton Drive. The operations of the business as proposed by the applicant are as follows:

Hours: Daily 7am- 8pm

Number of seats: 29 seats

Noise: The applicant does not anticipate any noise impacts

Trash/Litter: Trash will be collected daily as necessary. The applicant will be distributing trash cans around the business and employees will monitor the area frequently.

Alcohol: On and off premise alcohol sales

Live Entertainment: No live entertainment is being proposed.

PARKING

According to Section 8-200(A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 29 seats will be required to provide 8 off-street parking spaces. The building currently provides 2 parking spaces for the proposed restaurant. The applicant is requesting a reduction of 6 spaces in the off-street parking requirement and has indicated that most customers of the restaurant will be from the condominium building.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CRMU-H/ Mixed Use zone. Section 5-303(N) of the Zoning Ordinance allows a restaurant in the CRMU-H Mixed Use zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for high density mixed use residential-commercial use.

**II. STAFF ANALYSIS**

Staff does not object to the restaurant request. Staff is aware that there have been concerns from nearby residents about the availability of parking in the vicinity of the subject property. Staff is supportive of the proposed café, as it will be complimentary to the existing residential use that occupies both condominium buildings, and since there will be no signage for the use visible from either King Street or North Hampton Drive.

Staff is also supportive of the six space parking reduction. The applicant has worked with staff by reducing the amount of seats within the restaurant from 51 seats to 29 seats, reducing the amount of required off-street parking spaces. Since the primary customers will be residents of the condominium building, staff finds the request will not have a negative impact on parking conditions.

With the following conditions, staff recommends approval of the restaurant and parking reduction.

### 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to 7am-9pm daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. A parking reduction of 6 spaces shall be granted. (P&Z)
5. 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, and on how to prevent underage sales of alcohol. (P&Z)
6. The seating capacity shall be limited to 29 seats for the exclusive use of the restaurant. (P&Z)
7. 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)(T&ES)
8. Trash and garbage shall be place in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
9. No food, beverages, or other material shall be stored outside. (P&Z)
10. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

11. 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)
12. Loudspeakers shall be prohibited from the exterior of the building. (T&ES)
13. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees. (Police)
14. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (P&Z)
15. On and off premise alcohol sales are permitted. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine 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. (Police)
16. Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
17. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hours. (P&Z)
18. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
19. All signage for the restaurant shall be placed so that it is not visible from North Hampton Drive or King Street. (P&Z)

20. 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 the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;  
James Hunt, 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:

- 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 Loudspeakers shall be prohibited from the exterior of the building.
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- R-5 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation.
- R-6 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.
- 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.



- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- F-1 Applicant shall provide a floor plan showing dimensions of the proposed space, seating diagram, fixture location, aisles and exit door(s) location.
- C-1 The current use is classified as R-2; the proposed use is A-2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 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-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 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-5 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-8 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-9 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. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans must comply with 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 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a robbery readiness program for all employees.
- R-3 On and off premise alcohol sales are permitted. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine 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.



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2006-0123

**PROPERTY LOCATION:** 3101 North Hampton Drive Alexandria, VA 22302  
**TAX MAP REFERENCE:** 011.02-01-13 **ZONE:** CRMU-H

**APPLICANT**

**Name:** David Gwathmey  
**Address:** 202 East Nelson Avenue Alexandria, VA 22301

**PROPERTY OWNER**

**Name:** Northampton Place Condominium Association  
**Address:** 3101 North Hampton Dr. Alexandria, VA 22302

**PROPOSED USE:**

Coffee Shop with on/off sales of beer and wine

[ ] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

David Gwathmey  
Print Name of Applicant or Agent  
202 East Nelson Avenue  
Mailing/Street Address  
Alexandria, VA 22301  
City and State Zip Code

[Signature]  
Signature  
(703) 965-3761  
Telephone # Fax #  
22301@Verizon.net  
Email address  
12/27/06  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: \$ \_\_\_\_\_  
ACTION - PLANNING COMMISSION: \_\_\_\_\_  
ACTION - CITY COUNCIL: \_\_\_\_\_

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**APPLICATION****SPECIAL USE PERMIT**

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

1. The applicant is the (check one):

☒ 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.

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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?

n/a { ☐ **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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

**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. The description should include 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.)

The business will be a Coffee shop + wine shop. the business will be located on the first floor of the Northampton Condominium building. The shop will serve sandwiches, salads, soups, baked goods, espresso based drinks, non-alcoholic beverages, as well as beer and wine. The business will also sell beer and wine for off-premises consumption.

The clientele of the business will be made up entirely of the residents of the Northampton Condominium, adjacent apartment building residents, and workers at the adjacent office building. We do not anticipate any patrons, nor will we market to anyone, that are not already living or working in the aforementioned buildings.

The shop will be open from 7am - 8pm daily. Two employees will be on duty from 6:30am until 8:30pm daily. we expect our busiest times of day will be during morning hours and lunchtime hours. we hope to serve 100-150 people daily. we expect that most patrons will take their food + beverage to go. we don't anticipate more than 25 patrons on the premises at any given time.

the business will have 2 parking spaces in the underground lot of the Northampton Condo building for the employees.

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#### 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 customers per day. 40-50 customers between 8am - 11am,  
40-50 customers between 11am - 2pm, and 20-50 customers between 2pm - 8pm.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

We will have 2 employees on from 6:30am - 8:30pm daily.

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

Day:

Hours:

Everyday

7am - 8pm

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

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

We expect very little noise from the operation.

B. How will the noise from patrons be controlled?

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

We will be doing very light cooking/baking if any.  
We will use electric cooking equipment and an internal  
Self-cleaning hood. Therefore, we do not anticipate odor issues or problems

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?

General kitchen refuse from food prep. Disposables such  
as coffee cups. Recyclable items such as bottles.

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

A reasonable amount (moderate) of garbage & recycling items  
will be generated.

- C. How often will trash be collected?

As necessary. (Daily or every other day.)

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

We will provide adequate garbage cans on and  
around the business and monitor the area frequently.

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:

n/a

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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:

n/a

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

We will work with the Alexandria Police Department to make the business safe as well as get training from them for all employees of the business. We will also have a video monitoring/alerting system.

#### 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.

On and off sales of beer and wine.

#### 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?

12-13



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

2 Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

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

☒ on-site (underground garage)  
☐ off-site

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

n/a

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?

2

- B. How many loading spaces are available for the use? 2

- C. Where are off-street loading facilities located? In the building at the loading dock which is adjacent to the business.

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

6:30 am - 10 am and

1 pm - 4 pm

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

Every other day to every day as necessary.

(very few vendors)

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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 new improvement will be necessary as no new traffic will be generated. This business will help keep people on premises so there may actually be a reduction in traffic!

**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? X square feet.

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

1200 sq. ft. (existing) + X sq. ft. (addition if any) = 1200 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: \_\_\_\_\_

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## APPLICATION

## RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?  
Indoors: 35 Outdoors: 16 Total number proposed: 51
  
2. Will the restaurant offer any of the following?  
Alcoholic beverages (**SUP only**)        Yes   X   No  
Beer and wine — on-premises   X   Yes        No  
Beer and wine — off-premises   X   Yes        No
  
3. Please describe the type of food that will be served:  
Sandwiches, soups, salads, baked goods, fine cheeses  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The restaurant will offer the following service (check items that apply):  
  X   table service   X   bar        carry-out        delivery
  
5. If delivery service is proposed, how many vehicles do you anticipate?          X    
Will delivery drivers use their own vehicles?   n/a   Yes   n/a   No  
Where will delivery vehicles be parked when not in use?  
  n/a    
\_\_\_\_\_
  
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
       Yes   X   No  
If yes, please describe:  
  n/a    
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
  - ☒ 100%
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☐ No parking can be accommodated off-street
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
  - ☒ All
  - ☐ 75-99%
  - ☐ 50-74%
  - ☐ 1-49%
  - ☐ None
  
3. What is the estimated peak evening impact upon neighborhoods? (check one)
  - ☒ No parking impact predicted
  - ☐ Less than 20 additional cars in neighborhood
  - ☐ 20-40 additional cars
  - ☐ More than 40 additional cars

**Litter plan.** The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
  - 51 Maximum number of patron dining seats
  - + ☐ Maximum number of patron bar seats
  - + ☐ Maximum number of standing patrons
  - = 51 Maximum number of patrons
  
2. 3 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
  - ☒ Closing by 8:00 PM
  - ☐ Closing after 8:00 PM but by 10:00 PM
  - ☐ Closing after 10:00 PM but by Midnight
  - ☐ Closing after Midnight
  
4. Alcohol Consumption (check one)
  - ☐ High ratio of alcohol to food
  - ☐ Balance between alcohol and food
  - ☒ Low ratio of alcohol to food



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

**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)

We are requesting a full parking reduction for this coffee shop. The patrons of the coffee shop will be residents of the building we are in and already have their parking needs met by the building. We do not anticipate any patrons other than those that live or work on the premises.

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

As stated above, this business will be serving only residents and workers that are already on the premises and that already have parking needs met by their buildings.

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

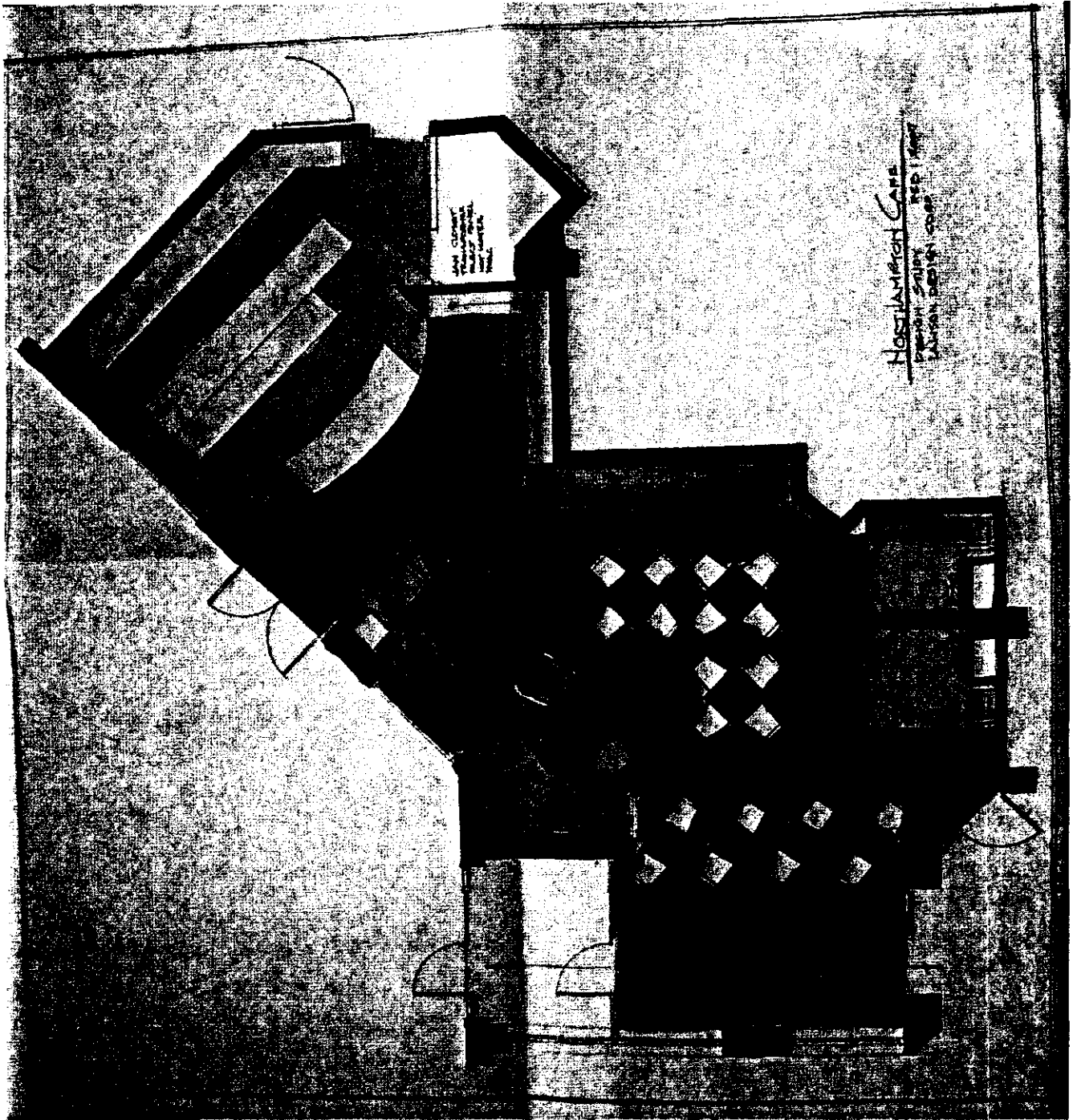
There is simply no parking available on streets. People own the parking spaces in my building.

- 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.**



PC Docket Item(s) # 111

Case # 241P-0123

March 4, 2007  
3101 N. Hampton Dr.  
Alexandria, VA 22302

Alexandria Planning Commission  
301 King Street, City Hall, Room 2100  
Alexandria, Virginia 22314

Dear Madam/Sir:

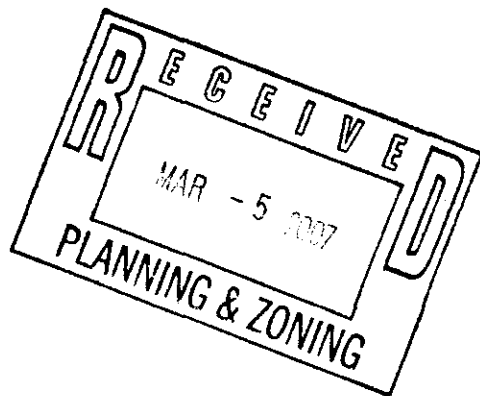
I am the President of the Northampton Place Board of Directors and a resident of the building since 2005. This letter is intended to express support for Mr. David Gwathmey, who has applied for a Special Use Permit to operate a coffee café in the commercial space at Northampton Place. Mr. Gwathmey's application, #2006-0123, is scheduled on the docket for the upcoming Tuesday, March 6<sup>th</sup> hearing.

Mr. Gwathmey recently made a presentation to the Northampton Condominium Board and members regarding his proposed business for the commercial space at the building. There was a great deal of enthusiasm for Mr. Gwathmey and the proposed business. In general, the condominium members and the Board appear to be in strong support of Mr. Gwathmey and the proposed coffee café for Northampton Place.

Please let me know if you have other questions, I can be reached at [Cervonij@comcast.net](mailto:Cervonij@comcast.net).

Regards,

Jose Cervoni  
President  
Northampton Place Condominium



PC Docket Item(s) # 14

Case #

2006-0123

March 1, 2007  
3101 N. Hampton Dr. #318  
Alexandria, VA 22302

Alexandria Planning Commission  
301 King Street, City Hall, Room 2100  
Alexandria, Virginia 22314

Dear Madam/Sir:

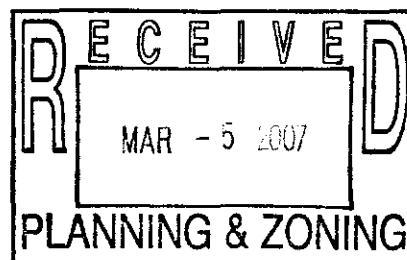
I am a current resident at Northampton Place Condominium and have lived there since the building opened in 2005. I want to express my strong support for David Gwathmey, who has applied for a Special Use Permit to operate a coffee café in the commercial space at Northampton Place. Mr. Gwathmey's application, #2006-0123, is scheduled on the docket for the upcoming Tuesday, March 6<sup>th</sup> hearing.

Most recently, I heard Mr. Gwathmey speak at our Condominium Association meeting where he presented his coffee café business concept to the board and to other residents in attendance. From the discussion, the level of enthusiasm, and the numerous expressions of support at that meeting, I can tell you that the people at Northampton place are very excited about the arrival of this new business and to be working with Mr. Gwathmey. In general, we view the café as a part of the building and look forward to having the business and Mr. Gwathmey join the Northampton Place community. At that meeting and in meetings and communications since, Mr. Gwathmey has received great support from our Condominium Association.

Please let me know if you have other questions or if I can be of further assistance. I am hopeful (as I know are my fellow residents) that the Alexandria Planning Commission will expeditiously approve Mr. Gwathmey's application and support a new small business owner in the city of Alexandria.

Best regards,

Lourie Russell







# APPLICATION

## SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0123

PROPERTY LOCATION: 3101 North Hampton Drive Alexandria, VA 22302  
TAX MAP REFERENCE: 011.02-01-13 ZONE: CRMU-H

### APPLICANT

Name: David Gwathmey  
Address: 202 East Nelson Avenue Alexandria, VA 22301

### PROPERTY OWNER

Name: Northampton Place Condominium Association  
Address: 3101 North Hampton Dr. Alexandria, VA 22302

### PROPOSED USE:

Coffee Shop with on/off sales of beer and wine

[ ] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

David Gwathmey  
Print Name of Applicant or Agent  
202 East Nelson Avenue  
Mailing/Street Address  
Alexandria, VA 22301  
City and State Zip Code

[Signature]  
Signature  
(703) 965-3761  
Telephone # Fax #  
22301@Verizon.net  
Email address  
12/27/06  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: Recommended Approval 6-0 3-6-07

ACTION - CITY COUNCIL: 3/17/07 - CC approved PC recommendation 7-0 (see attached)

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

8. SPECIAL USE PERMIT #2006-0124  
520 JOHN CARLYLE STREET, UNIT 110  
BRUEGGER'S BAKERY CAFE  
Public Hearing and Consideration of a request to operate a restaurant; zoned CDD #1/Coordinated Development District. Applicant: Bruegger's Enterprises, Inc. by Duncan Blair, attorney

PLANNING COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation, with the following amendment: 1. If City Council passes the smoke-free restaurant ordinance, the restaurant shall be smoke-free within three months of adoption.

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

9. SPECIAL USE PERMIT #2006-0123  
3101 NORTH HAMPTON DRIVE - COM 101  
RESTAURANT/PARKING REDUCTION  
Public Hearing and Consideration of a request to operate a restaurant and for a parking reduction; zoned CRMU-H/Commercial Residential Mixed Use High. Applicant: David Gwathmey

PLANNING COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation, with the following amendments: 1. If City Council passes the smoke-free restaurant ordinance, the restaurant shall be smoke-free within three months of adoption; 2. There shall be up to 51 seats, including outdoor seating, if approved by the Condominium Association; and 3. Condition #4 is changed to read that the parking reduction is commensurate with the number required to accommodate the number of seats in the restaurant.

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

10. SPECIAL USE PERMIT #2007-0002  
115 NORTH PATRICK STREET  
CONGREGATE HOUSING/SAFE HAVEN  
Public Hearing and Consideration of a request to allow a congregate housing facility for the Safe Haven Program, and approval to provide parking within 300 feet of the facility, zoned CD/Commercial Downtown. Applicant: Alexandria Community Services Board by M. Catherine Gibbs, attorney.

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 6-0

City Council approved the Planning Commission recommendation, with the following amendments: 1. Amend condition #9 to add an additional sentence that reads "Residents can ask for reestablishment of the Neighborhood Advisory