

EXHIBIT NO. 1

11
6-16-07

Docket Item #10
SPECIAL USE PERMIT #2007-0027

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request for amendments to increase seating, add alcohol service and a request for a parking reduction.

APPLICANT: Vaso's Kitchen
by Vasiliki Voiliotis and Efthalia Dhana

LOCATION: 1225 Powhatan Street

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

ZONE: RB/Residential

PLANNING COMMISSION ACTION, JUNE 5, 2007: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval subject to compliance with all applicable codes, ordinances, and staff recommendations, and amendments to conditions #1, #2, #9, #11, #16 and #34. The motion carried on a vote of 5 to 0. Mr. Dunn and Mr. Komoroske were absent.

Reason: The Planning Commission generally agreed with the staff analysis, however instructed the applicant to meet with neighboring citizens before Council's public hearing on this item.

Speakers:

Poul Hertel, 1217 Michigan Ct., expressed concerns about the lack of outreach from the applicant, the impact on a narrow sidewalk, noise from outdoor dining and residential parking impacts.

Dean Ekman, 1220 Portner Rd., stated that the current parking plan is not working.

Michael Lane, 1213 Portner Rd., expressed strong support of the request and indicated that the restaurant has been a positive presence in the neighborhood.

Sylvia Sibrover, 915 Second St., requested that condition #16 be reinstated, that the Dixie Pig sign be preserved and that adequate signage be provided to direct customers to off site parking.

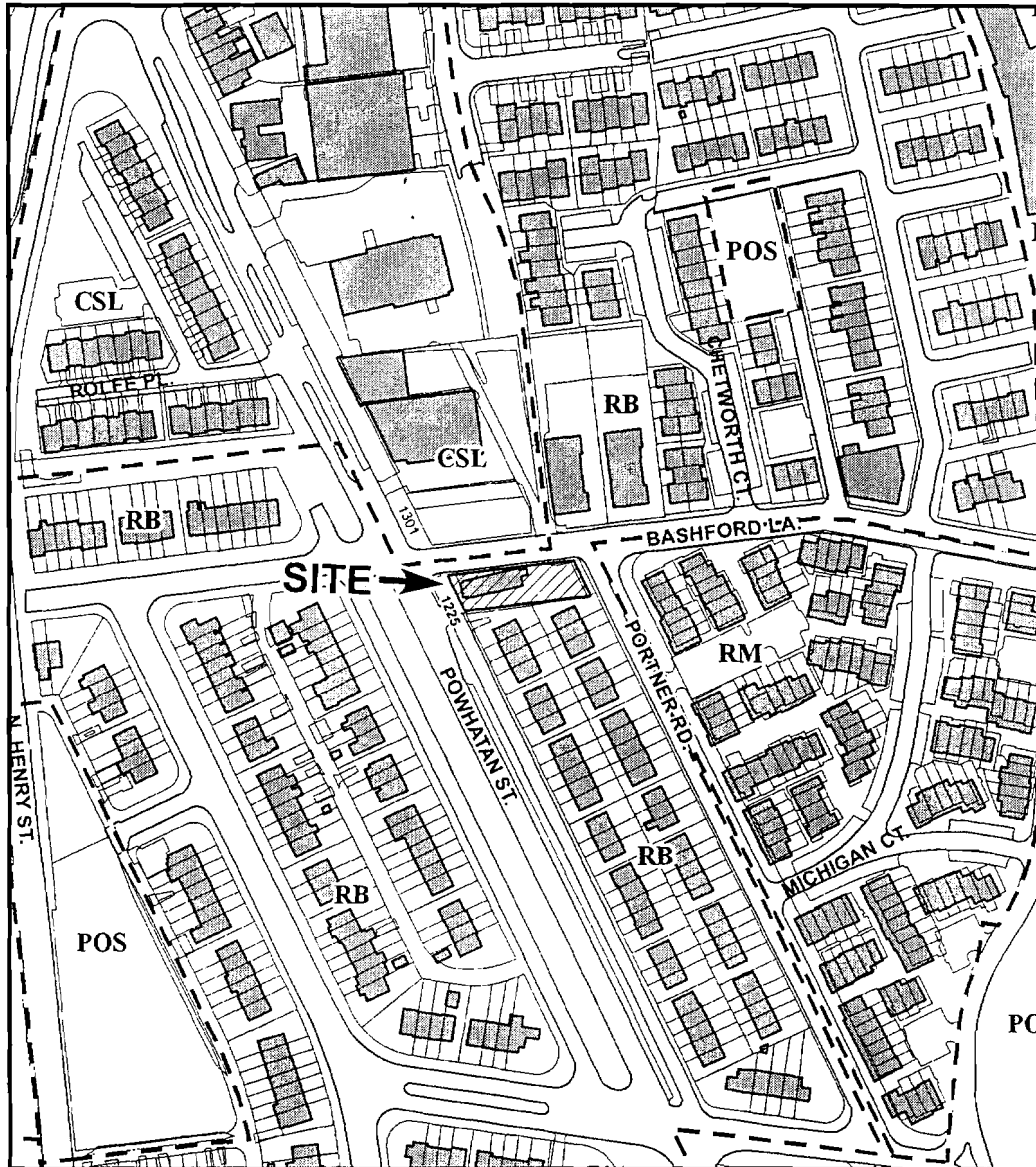
Mariella Posey, 915 Second St., President, North East Citizen's Association, indicated that the North East Citizen's Association had no position on the amendments but indicated personal concerns regarding the outdoor layout being inadequate. Ms. Posey also requested that signage be provided to direct customers to off site parking and that the furniture is stored at night to discourage loitering.

Steven Troxel, 1200 Colonial Ave., expressed support of the restaurant but with concerns about the request. Mr. Troxel's concerns were that if the additional 17 seats would be restricted to outside, whether there would be umbrellas or heaters included, the location of the outdoor seating, evening storage of tables and chairs, employees taking up customer parking and that signage be provided to direct customers to off site parking.

Howard Piepenbrink, 1212 Powhatan St., expressed concerns about residential parking and suggested that outdoor dining be limited to daytime to avoid disrupting the peace and quiet of the neighborhood after dark.

Tammara Morrow, 1224 Powhatan St., expressed concerns about signage being provided to direct customers to off site parking, the noise level at night and suggested reducing the number of seats to 8-12.

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



SUP #2007-0027

06/05/07



I. DISCUSSION

REQUEST

The applicants, Vasiliki Voiliotis and Efthalia Dhanu, request amendments to the existing special use permit for the restaurant located at 1225 Powhatan Street to allow outdoor seating and alcohol service.

SITE DESCRIPTION

The subject property consists of two lots of record with a combined area of 7,723 square feet, 50 feet of frontage on Powhatan Street, 163 feet of frontage on Bashford Lane, and 48 feet of frontage on Portner Road. There are nine parking spaces on the lot. The surrounding uses include Caffi Plumbing & Heating to the north and townhouses to the east, west and south.



BACKGROUND

On March 18, 2006, City Council granted Special Use Permit #2006-0004, for a change of ownership for a nonconforming restaurant. The present application is to amend the conditions of SUP#2006-0004 to allow alcohol service and outdoor seating.

On May 8, 2007, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. The consolidated parking condition requires that a "No Parking" sign be placed at the front of the building. Staff found that although there was no sign there was landscaping placed to discourage parking in front of the building.

PROPOSAL

The current application seeks to amend the special use permit to increase the seating by adding 17 seasonal outdoor seats and allow on-site alcohol service. The on-site parking will remain the same and the applicant will be required to provide the balance of the required parking off-site during the evening hours.

Hours: 7:00am – 9:00pm, Monday – Friday
7:00am – 10:00pm, Friday – Sunday

Number of seats: 53 inside, 17 outside, 70 total

Noise: No adverse noise impacts anticipated

Alcohol: On premise beer, wine and mixed drinks only
Trash/Litter: Staff cleans property on a regular basis

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 70 seats will be required to provide 18 off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse zone. A restaurant is not a permitted use in the RB zone. Section 12-210 of the Zoning Ordinance allows the continuation of nonconforming uses beyond December 28, 1991 only with a special use permit. The existing restaurant was approved under SUP#2006-0004 based on the commercial use serving the nearby neighborhood and its compatibility with and enhancement of existing uses in the neighborhood.

II. STAFF ANALYSIS

Staff supports the amendments to the applicant's Special Use Permit. Over the past year the restaurant has become a vital part of the community. The applicant wants to provide outdoor seating during nice weather. Staff has not received any complaints from the neighborhood concerning the operation of this restaurant. The neighborhood has expressed great interest in outdoor dining facilities at this location.

Staff is aware that the proposed expansion will require 4 more off-street parking spaces. Staff feels that the additional 17 seasonal seats will not place significant strain on neighborhood parking during the daytime hours. The consolidated parking condition has been changed to require at least 9 off-street parking spaces be provided off-site during the evening hours. This provides for full compliance with parking requirements during the evening, when parking demand is highest.

With the following 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. **CONDITION AMENDED BY PLANNING COMMISSION:** The restaurant shall contain a maximum of ~~53~~ 70 seats, 53 inside and 17 outside. (PC) (~~SUP #97-0126~~)

2. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation shall be limited to 7:00 A.M. to 9:00 P.M., Monday through Thursday, and 7:00 A.M. to 10:00 P.M. Friday through Sunday. Outdoor dining shall end at 9:00 P.M. daily (PC) (SUP #97-0126)
3. Condition deleted. (PC) (SUP #2006-0004)
4. Condition deleted. (SUP #99-0139)
5. Litter on the site and on the public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day, or more often if necessary, to prevent an unsightly and unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #2413)
6. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2413)
7. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP #96-0122)
8. Condition deleted. (P&Z) (SUP #2006-0004)
9. **CONDITION AMENDED BY PLANNING COMMISSION:** The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. The design of outdoor seating shall be approved by the director of Planning and Zoning. (P&Z) (PC)
10. Kitchen equipment or other types of equipment shall not be cleaned outside, nor shall any cooking residue or other wastes be washed into the streets, alleys, sidewalks or sewers. (T&ES) (SUP #2001-0017)
11. No music or amplified sound shall be audible at the property line. There shall be no music outside. (P&Z) (PC) (SUP #2413-C)
12. **CONDITION AMENDED BY STAFF:** ~~No outside dining facilities shall be located on the premises. (P&Z)(SUP #2413-C)~~ Outside dining shall be limited to 17 seats. (P&Z)
13. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2413-C)
14. An amendment to the special use permit will be required if there is any change either to the ownership or to the lessee. (CC) (SUP #2413-C)

15. **CONDITION DELETED BY STAFF:** ~~The new applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (P&Z) (SUP #2001-0017)~~
16. **CONDITION RETAINED BY THE PLANNING COMMISSION:** Applicant will work with the civic association and obtain staff approval regarding any sign replacement. (CC) (SUP #96-0122) (PC)
17. The applicant shall control odors, smoke, and any other air pollution from operations at the site and from the property to prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the T&ES Division of Environmental Quality. (T&ES)
18. Condition deleted. (SUP #99-0139)
19. Condition deleted. (SUP #2001-0017)
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. The Director of Planning and Zoning shall review the special use permit annually thereafter 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 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 issues with the operation of the use and that new or revised conditions are needed. (PC) (City Council)
21. Condition deleted. (SUP #2001-0017)
22. See consolidated parking condition #34. (SUP #2001-0017)
23. Condition deleted. (SUP #2000-0083)
24. The applicant shall have its trash removed only between the hours of 9:00 a.m. and 11:00 a.m. daily. (P&Z) (SUP #2001-0017)
25. The applicant shall maintain in good condition all landscaping on the property, which shall include watering on a regular basis, removing and replacing dead plantings as needed, and pulling weeds and mowing grass strips on a regular basis, pursuant to a plan approved by the Director of Planning and Zoning. (P&Z) (SUP#2004-0048)

26. **CONDITION AMENDED BY STAFF:** The applicant shall ~~paint the rooftop equipment screening consistent with the dumpster screening within 45 days of this approval, and shall thereafter~~ maintain the dumpster and rooftop equipment screening in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2001-0017)
27. See consolidated parking condition #34. (SUP #2001-1107)
28. The applicant shall provide a public sidewalk easement on the Bashford Lane side of the property to allow the construction of a five foot wide walkway adjacent to the curb. (T&ES) (SUP #2001-0017)
29. Condition deleted. (P&Z) (SUP #2006-0004)
30. Condition deleted. (PC) (SUP #2003-0052)
31. Loudspeaker(s) shall not be installed on the exterior of the building. (SUP #2001-0017)
32. See consolidated parking condition #34. (SUP #2001-0017)
33. The applicant shall maintain the Dixie Pig reproduction sign in good condition in a design consistent with the original sign to the satisfaction of the Director of Planning and Zoning. (PC)(SUP#2004-0048)
34. **CONDITION AMENDED BY PLANNING COMMISSION:** Parking shall be provided as follows:
 - A. The applicant shall provide no fewer than ~~4~~ 18 off-street parking spaces. At least nine of the spaces shall be located on-site in well striped spaces. ~~Five or more spaces shall be located at 800 Slaters Lane (Nordic Press), and shall be available for use between 5:00 p.m. and 10:30 p.m. daily. Within six months of approval, the applicant shall provide an alternate location for the five off-site parking spaces, to the satisfaction of the Director of Planning and Zoning. The remaining nine spaces shall be provided off-site from 5:00 p.m. to 10:30 p.m. and weekends to the satisfaction of the directors of Planning and Zoning and Transportation and Environmental Services. Signage shall be posted to direct patrons to the availability of off site parking.~~ (P&Z) (T&ES) (PC)
 - B. The applicant shall not permit parking on its property in front of its building and shall ~~also post signs saying "Parking Not Permitted in front of the building."~~ prevent parking through placement of outdoor seating, landscaping or signage.

- C. The applicant shall require that its employees who drive to work use off-street parking. The applicant shall require that its employees who drive to work use off site parking between the hours of 5:00 p.m. and 10:30 p.m. and weekends. (City Council) (PC) (SUP #2001-0017)
35. Condition deleted. (P&Z) (SUP #2006-0004)
36. Condition deleted. (PC) (SUP #2006-0004)
37. 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)
38. 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)
39. Lighting shall be provided in the parking lot during nighttime hours, to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. If needed, the lighting shall be shielded to prevent glare on adjacent properties. (P&Z)
40. **CONDITION ADDED BY STAFF:** The applicant shall comply with any requirements adopted as a part of a smoke free restaurant ordinance. (P&Z)
41. **CONDITION ADDED BY STAFF:** On site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z)

STAFF:

Faroll Hamer, Director, Department of Planning and Zoning
Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

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

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 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 and Environmental Services.
- R-3 Use of loudspeakers or musicians outside of the restaurant shall be prohibited.
- R-4 Applicant must provide parking to the satisfaction of the director of T&ES.
- R-5 The outdoor dining must not encroach on the existing four foot sidewalk. The sidewalk must remain open at all times.
- R-6 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- R-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.
- 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 Based on the applicants plans drawn at 1/4"-inch - 1'-foot the proposed space for outdoor seating with tables occupies 252 square feet. The USBC limits the occupant loading for this area to 15 square feet per person or a total of 17 persons.
- C- 1 Any configuration of outdoor seating shall comply with the following conditions:
- Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.
 - Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
 - Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.
 - The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C- 2 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C- 3 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- F-1 This facility is currently operating as Vaso's Kitchen under an Alexandria health permit issued to Vasiliki Volioti.
- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Food must be protected to the point of service.
- C-3 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 plans review of food facilities.
- C-4 Permits or approval must be obtained prior to use of the new area(s).

- 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.

Police Department:

- F-1 The applicant is already selling beer and wine. They now wish to include alcohol. The applicant is seeking an "ABC On" License only. The Police Department has no objections.
- F-2 The Police Department has no objections to the outdoor dining.
- F-3 The Police Department conducted a security survey for the business on March 28, 2007.

Parks & Recreation:

- R-1: Replace missing or dead plants per approved SUP2006-0004 landscape plan to the satisfaction of Director of Recreation, Parks and Cultural Activities.
- R-2: Applicant shall continue to maintain landscaping so that plants will continue to flourish and grounds will be free of litter, weeds, and debris.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # ~~2006-0004~~ 2007-0027

PROPERTY LOCATION: 1225 Powhatan St

TAX MAP REFERENCE: 044.04-07-01 ZONE: RB

APPLICANT

Name: Vasiliki Voiliotis; Eftalia Dhana (T.A. Vaso's Kitchen)
Address: 1225 Powhatan St, Alexandria, VA 22314

PROPERTY OWNER

Name: Robin Gamzeh
Address: 4763 Lee Hwy

PROPOSED USE: Arlington, VA 22307
outdoor seating

[] **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.

Vasiliki Voiliotis
Print Name of Applicant or Agent
1225 Powhatan St
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

Vasiliki Voiliotis
Signature
703 548-2747 / 703 548-3717
Telephone # Fax #

Email address
3/27/07

Date
Date & Fee Paid: \$ _____

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: Recommended Approval w/amendments 5-0 June 5, 2007
ACTION - CITY COUNCIL: _____

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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.

Vasiliki Voliotis 50%
Efthalia Dhana 50%

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 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.)

my daughter and I, were granted a Special Use Permit on March 9, 2006 to operate a Family Style Restaurant at 1225 Powhatan St. In the year we have been operating we have become part of the local community serving area neighbors and Alexandria locals. We feel that we can better serve our patrons by giving them a place to dine outdoors in the upcoming Spring & Summer months. We are proposing to the City to let us put 10 outdoor tables with 28 seats. The area will be enclosed by Iron rail fence with proper egress. The tables will be located in front and one side of the establishment. The door of the tables, chairs & rails will match with the local community to keep the area aesthetically pleasing.

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).

maximum outdoor capacity will be 28 patrons.

Times of operation to remain the same as the original special use permit.

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

Staff will increase by one waiter/waitress per shift from original special use permit.

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

Day: Will stay the same as original special use permit.

Hours: will stay the same as original special use permit.

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

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

Any noise will be from patrons only, no music will be piped out to outdoor dining.

B. How will the noise from patrons be controlled?

Not audible from property line

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

no odors will emanate from
the proposed use.

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?

All materials used will be recycled, I.E
glass stemware, metal utensils, ceramic plates & cloth
Napkins.

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

minimal.

C. How often will trash be collected?

Every shift change.

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

our staff will clean up after every shift.

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

[] Yes. [X] No.

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

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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:

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

an Iron fence enclosure will be erected
for Patron & resident Safety

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.

There will be no changes to original sup,
currently we are selling 500% more wine than
liquor or beer. Alcohol is about 12% of our
total revenue.

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?

Please see Application for Parking Reduction.

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

- _____ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

} To stay the same as original SUP.

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

- on-site
- off-site

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

To stay the same as original SUP.

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?

NO changes to original SUP

B. How many loading spaces are available for the use? NO changes to original SUP

C. Where are off-street loading facilities located? NO changes to original SUP

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

NO changes to original SUP

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

NO changes to original SUP

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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 changes necessary

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?

2723 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2723 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

Post-It* Fax Note	7671	Date	# of pages
To	Vahr!	From	Andrea
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	703-838-6393

Fax Back To →

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: 53 Outdoors: 28 Total number proposed: 81

2. Will the restaurant offer any of the following?
 Alcoholic beverages (**SUP only**) Yes No
 Beer and wine — on-premises Yes No
 Beer and wine — off-premises Yes No

3. Please describe the type of food that will be served:
Family style restaurant Greek Italian
and American Cuisine

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.
 Will delivery drivers use their own vehicles? Yes No
 Where will delivery vehicles be parked when not in use?

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



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)

To keep existing number of on site parking; off site parking, but to increase the ratio of occupancy to the parking requirements.

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

Due to the fact we are a family style and neighborhood restaurant, our customers usually have a higher vehicle occupancy rate.

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

Because we are located in an area surrounded by homes and there is minimal commercial traffic and locations. Parking is limited to private driveways; side street parking.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

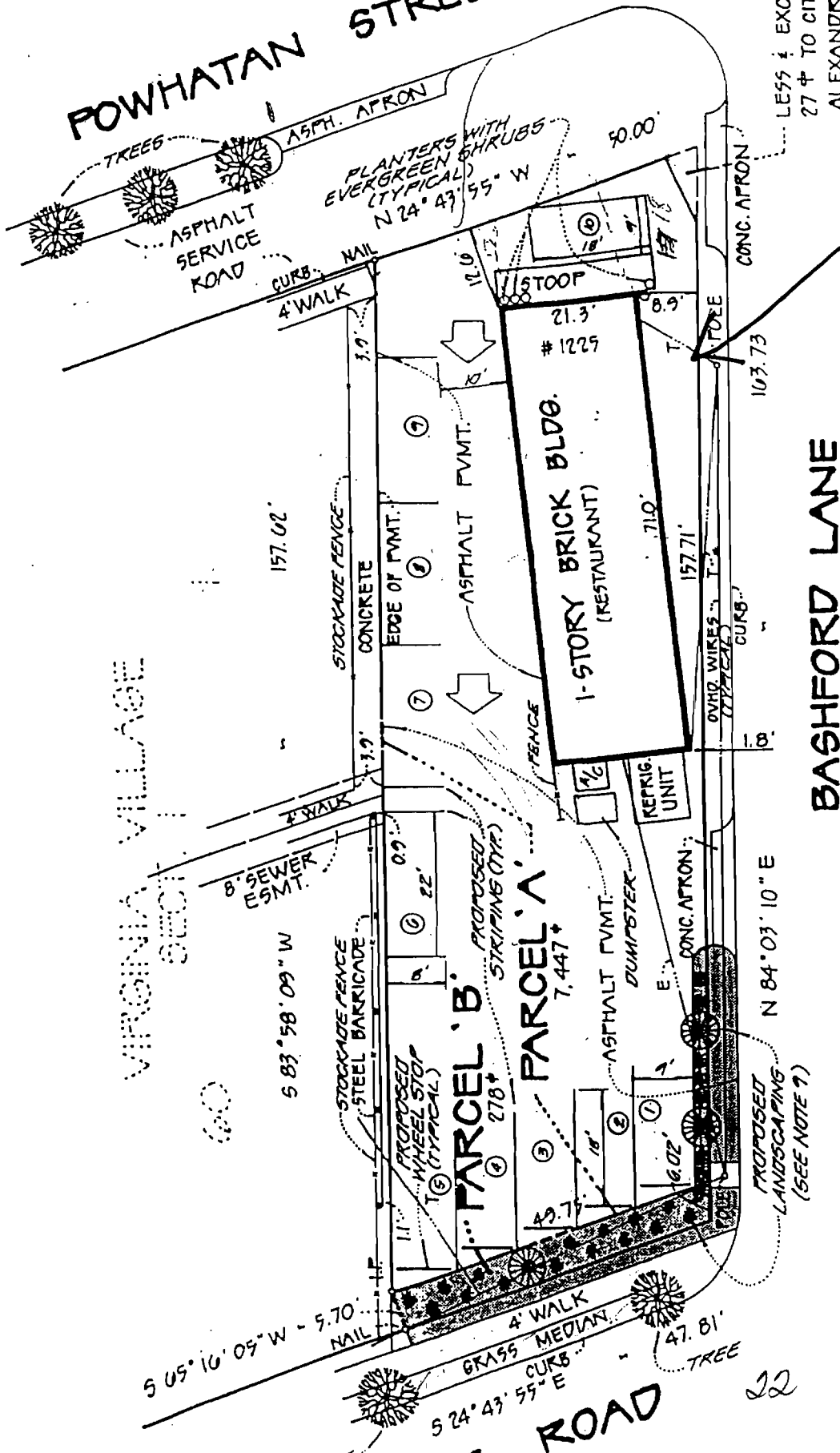
Yes. No.

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.

2007-0017
SUP 2007-0027

POWHATAN STREET



See Detail A-1

BASHFORD LANE
40' R/W

VIRGINIA VILLAGE

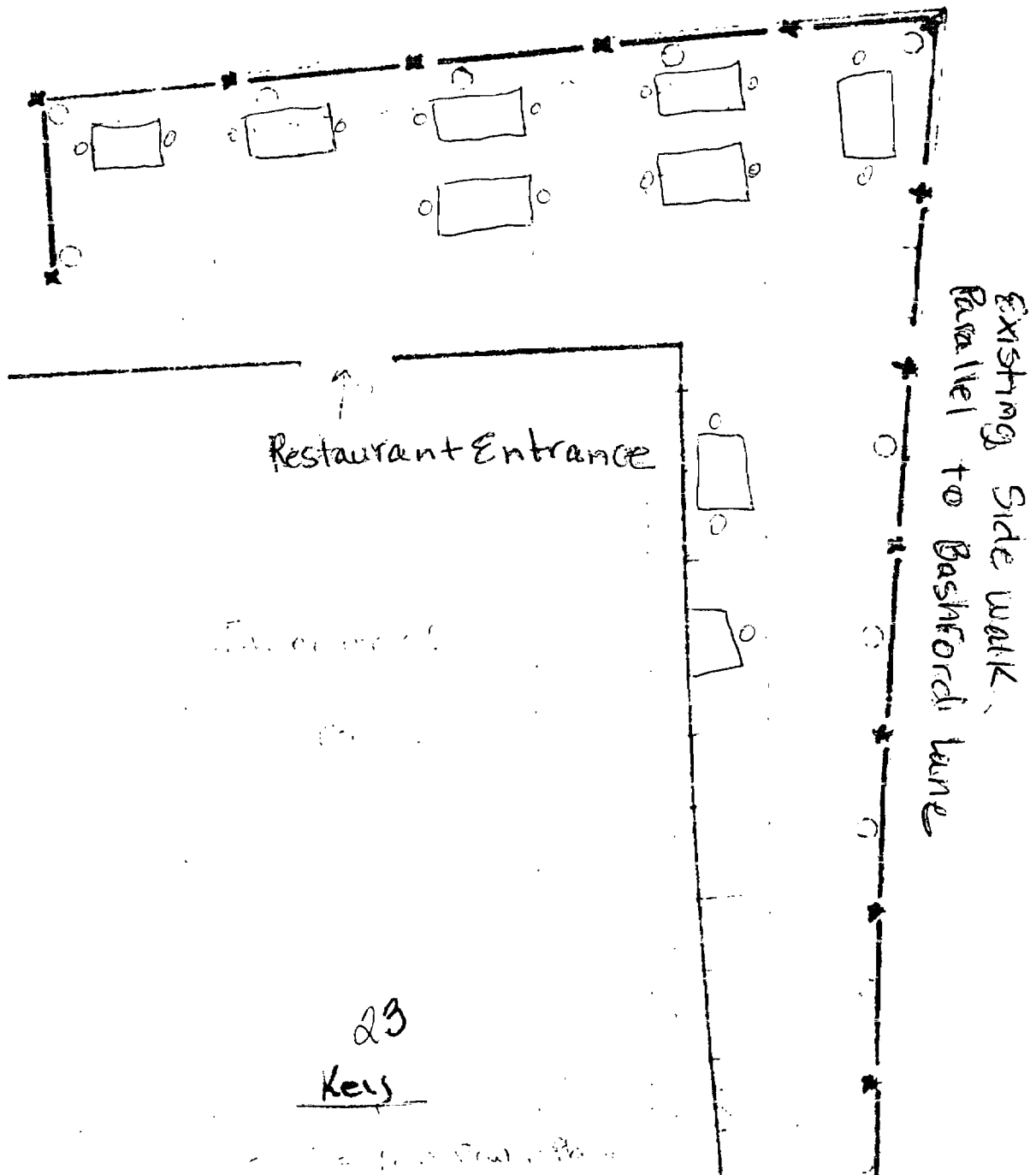
ROAD

22

Va So's Kitchen
 Proposed Spring & Summer outdoor dining
 Detail A-1

Asphalt Service Road Parallel
 to Powhatan Street

Existing Side walk



23
Key



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # ~~2006-0004~~ 2007-0027

PROPERTY LOCATION: 1225 Powhatan St
TAX MAP REFERENCE: 044.04-07-01 ZONE: RB

APPLICANT

Name: Vasiliki Voiliotis; Effthalia Dhana (T.A. Vaso's Kitchen)
Address: 1225 Powhatan St, Alexandria, VA 22314

PROPERTY OWNER

Name: Robin Gamzeh
Address: 4763 Lee Hwy

PROPOSED USE: Arlington, VA 22307
outdoor seating

[] **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.

Vasiliki Voiliotis
Print Name of Applicant or Agent
1225 Powhatan St
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Vasiliki Voilioti
Signature
703 548-2747 / 703 548-3717
Telephone # Fax #

Email address
3127107

Date
Date & Fee Paid: \$ _____

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: Recommended Approval w/amendments 5-0 June 5, 2007
ACTION - CITY COUNCIL: 6/16/07 - CC approved the PC recommendation 6-0 (see attache

112

City Council approved the Planning Commission recommendation and to designate the median area as the location for the dedicated transit lanes .

Council Action: _____

11. SPECIAL USE PERMIT #2007-0027
1225 POWHATAN STREET
VASO'S KITCHEN

Public Hearing and Consideration of a request to amend a special use permit to increase seating, add alcohol service and a request for a parking reduction; zoned RB/Residential. Applicant: Vasiliki Voiliotis and Efthalia Dhana

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 5-0

City Council approved the Planning Commission recommendation, with an amendment to condition #33 to add that it is in consultation with the North East Citizens' Association.

Council Action: _____

12. SPECIAL USE PERMIT #2007-0033
719 KING STREET
RESTAURANT

Public Hearing and Consideration of a request to amend a special use permit for a restaurant to allow delivery service, increased seating, extended hours, and live entertainment; zoned CD/Commercial Downtown. Applicant: Hayman Rajamani

PLANNING COMMISSION ACTION: Recommend Approval 5-0

City Council approved the Planning Commission recommendation, with the deletion of the request for increased seating .

Council Action: _____

13. ENCROACHMENT #2007-0002
711-717 GIBBON STREET

Public Hearing and Consideration of a request for an encroachment into the public right-of-way for gas meters; zoned CL/Commercial Low. Applicant: Ellis Denning Construction, LLC by Mary Catherine Gibbs , attorney

PLANNING COMMISSION ACTION: Recommend Approval 5-0

City Council approved the Planning Commission recommendation .

Council Action: _____

14. DEVELOPMENT SPECIAL USE PERMIT #2006-0023(A)
SPECIAL USE PERMIT (TMP) #2007-0018 (B)