

EXHIBIT NO. 1

12
6-16-07

Docket Item #13
SPECIAL USE PERMIT #2007-0033

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request for amendments to a special use permit for an existing restaurant to allow delivery service, increased seating, extended hours and live entertainment.

APPLICANT: Hayma Rajamani

STAFF: Richard Bray
richard.bray@alexandriava.gov

LOCATION: 719 King Street
Taj Palace

ZONE: KR/King Street Retail Strategy

PLANNING COMMISSION ACTION, JUNE 5, 2007: On a motion by Mr. Jennings, seconded by Mr. Robinson, the Planning Commission voted to recommend approval subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 0. Mr. Dunn and Mr. Komoroske were absent.

Reason: The Planning Commission agreed with the staff analysis.

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.



I. DISCUSSION

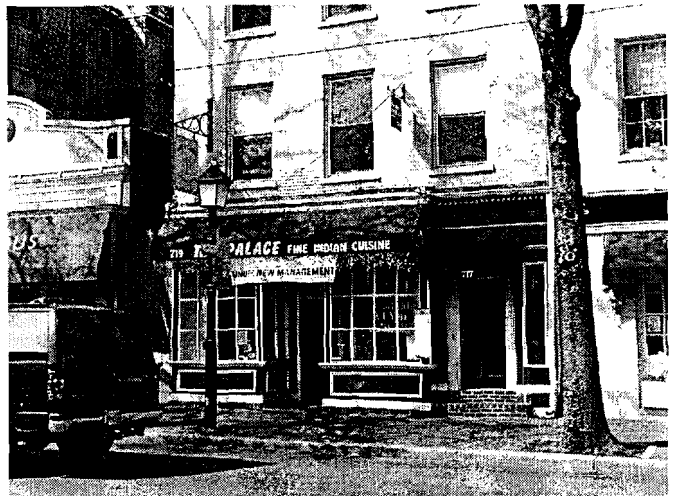
REQUEST

The applicant, Hayma Rajamani, requests special use permit approval for changes in the operation of a restaurant located at 719 King Street.

SITE DESCRIPTION

The subject property is one lot of record with 27.5 feet of frontage on King Street, 100 feet of depth and a total lot area of 2,742 square feet. The site is developed with the Taj Palace restaurant. Access to the property is from King Street.

The surrounding area is occupied by a mix of retail, personal service and restaurant uses. Immediately to the north is a Ross clothing store. To the south is a restaurant and a beauty salon. To the east and west are a stationary store and a restaurant.



PROPOSAL

On November 16, 1985, City Council granted Special Use Permit #1804 for the operation of Tandoor restaurant. On September 12, 1998, City Council granted a change of ownership, SUP#98-0079, and the name was changed to Taj Palace. On November 20, 2006 an administrative change of ownership, SUP#2006-0083 was granted to the current applicant. The applicant is applying for an amendment to increase hours of operation, allow on premise alcohol service, allow limited evening delivery and allow unamplified live entertainment ancillary to the restaurant.

On May 3, 2007, 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.

The proposed request is as follows:

Hours:	Current:	11:30 a.m. – 11:00 p.m., Daily
	Proposed:	11:30 a.m. – 11:00 p.m., Sunday – Thursday 11:30 a.m. – 1:00 a.m., Friday & Saturday

Number of seats: 72 (no change)

Noise: No noise impacts anticipated

Trash/Litter: Commercial trash removal, employees remove litter

Alcohol: On premises beer, wine and mixed drinks

Delivery Service: Limited evening deliveries made by the owners, 1 vehicle only

Entertainment: Instrumental music, classical Indian sitar, ancillary to dining

PARKING

According to Section 8-300(B) of the Zoning Ordinance, the parking requirements do not apply to restaurants in the Central Business District. The applicant currently advertises available parking at the Church Square parking garage on the 100 block of North Alfred and subsidizes \$1.00 of the fee.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the King Street Retail zone. Section 6-702(A)(2)(k) of the Zoning Ordinance allows a restaurant in the King Street Retail zone only with a special use permit.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for restaurant use.

II. STAFF ANALYSIS

Staff supports the requested changes to this Special Use Permit. The existing restaurant, Taj Palace has been in operation for over 7 years. The proposed changes are consistent with the King Street Retail Strategy in that they will help enliven and activate the street. The proposed 1:00 a.m. closing time is consistent with other restaurants on the 700 and 800 blocks of King Street including Las Tapas, Eamonn's, Flying Fish and Murphy's Irish Pub. The entertainment will consist of classical Indian sitar music and will be ancillary to the restaurant. The delivery service will be limited to the owner's vehicle and there is a condition that requires the delivery vehicle be parked off the street. The owner currently has a space in the alley and will use continue to use that for deliveries.

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. The special use permit shall be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P&Z) (1804-A)
2. Seating shall be provided inside for no more than 74 patrons. (P&Z) (SUP #1804)
3. No outside dining facilities shall be located on the premises. (P&Z) (SUP #1804)
4. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 11:30 A.M. to 11:00 P.M., daily Sunday through Thursday and 11:30 A.M. to 1:00 A.M., Friday and Saturday. (P&Z) (SUP #1804)
5. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #1804)
6. The applicant shall provide an inside commercial "bag type" trash compactor. (T&ES) (SUP #1804)
7. The applicant shall provide installation of sprinkler system. (Fire) (SUP #1804)
8. The applicants shall (a) provide subsidized parking for all patrons under the Park Alexandria program (if and when it includes this area of Old Town) during evenings and weekends in a public parking garage, (b) advertise such parking by posting notice at its restaurant and including such notice in any advertising, and (c) urge patrons who drive to use the space. (P&Z) (SUP #98-0079)
9. The applicant shall post signs directing patrons to the availability of parking at the Church Square parking garage located on the 100 block of North Alfred Street and, under the present fee schedule, subsidize parking there to a \$1 level for all customers. (P&Z) (SUP #98-0079)
10. Employees who drive to work will be required to use off-street parking. (City Council) (SUP #98-0079)
11. 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 #98-0079)
12. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z) (SUP #98-0079)

13. Litter on 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 #98-0079)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #98-0079)
15. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (P&Z) (T&ES) (SUP #2006-0083)
16. 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. (T&ES) (SUP #2006-0083)
17. Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP #2006-0083)
18. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program at 703-838-4520. (Police) (SUP #2006-0083)
19. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Health Department and the Department of Transportation & Environmental Services. (Health) (T&ES) (SUP #2006-0083)
20. Meals ordered before the closing hour may be served, but no new patrons may be admitted and all patrons must leave one hour after the closing hour. (P&Z) (SUP #2006-0083)
21. 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) (SUP #2006-0083)

22. **CONDITION ADDED BY STAFF:** The applicant shall comply with any requirements adopted as a part of a smoke free restaurant ordinance. (P&Z)
23. **CONDITION AMENDED BY STAFF:** ~~No alcohol service shall be permitted.~~ On site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z)
24. **CONDITION ADDED BY STAFF:** All entertainment must be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring the food service as well as the entertainment. Restaurant shall not be allowed to impose a cover charge. (P&Z)
25. **CONDITION ADDED BY STAFF:** Deliveries shall be limited to one vehicle, between the hours of 5:00 p.m. and closing. The delivery vehicle may not park on the street. (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 shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 TES does not support outdoor dining at this location. The existing sidewalk can only accommodate pedestrians.
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4 Loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-5 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. (T&ES)
- R-6 Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
- 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. (T&ES)
- R-8 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)

- 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 The current allowable interior occupancy is 72. The applicant has indoor at 90, outdoors at 12 for a total of 102. The applicant shall show an approved increase of indoor occupancy from 72 to 90. The applicant shall submit a diagram with square footage for the outdoor dining with placement of tables (see C-3).
- C-1 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Any proposed additions or alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C- 3 The proposed space for outdoor seating with tables occupies ? square feet. The USBC limits the occupant loading for this area to 15 square feet per person or a total of ? persons.
- C- 4 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- 5 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- 6 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:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- F-1 This facility is currently operating as Taj Palace under an Alexandria health permit issued to Gunga Jumna Internaitonal. Inc.
- 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:

- 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.
- F-1 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 live entertainment as long as it is soft and subtle instrumental and not amplified, there is no cover charge and it is an accessory to dining.
- F-3 The Police Department has no objections to extending the hours to 1:00 am.

Parks & Recreation:

No comments received.

BAR:

- F-1 The subject property is located in the Old and Historic Alexandria District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). The request is for an amendment to the existing restaurant use. The application does not indicate any proposed exterior changes to the building at this time that would require a review by the BAR and the issuance of a Certificate of Appropriateness. However, the applicant is reminded that any future exterior changes, including new or replacement signage, lighting, window replacement, fencing, kitchen exhaust and/or new HVAC vents or fixtures, or other alterations visible from a public right-of-way would need to be submitted for review and approval by the BAR staff and the Board of Architectural Review. It is the applicant's responsibility to inform BAR staff when new signage, lighting, or other external alterations are proposed which require BAR review and approval.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0033

PROPERTY LOCATION: 719 King St. Alex. Va. 22314

TAX MAP REFERENCE: 74.02-02-03 **ZONE:** CD

APPLICANT
 Name: Hayma Kapurani
 Address: 4601 2nd St. Mt. Rainier, Md. 20712

PROPERTY OWNER
 Name: William David
 Address: 717 King St. Alex. Va. 22314

PROPOSED USE: (202) 332-1578
Restaurant

[] **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.

Hayma Kapurani
 Print Name of Applicant or Agent

719 King St.
 Mailing/Street Address

Alex. Va. 22314
 City and State Zip Code

Hayma Kapurani
 Signature

(301) 332-3000 (703) 548-3006
 Telephone # Fax #

alldaz2476@aol.com
 Email address

3/26/07
 Date

Date & Fee Paid: \$ _____

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: Recommended Approval 5-0 June 5, 2007

ACTION - CITY COUNCIL: _____

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.

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.)

We are requesting to have

- ① Delivery service provided for our Indian Patrons.
- ② Outdoor patio seating for the warm spring/summer months.
- ③ Extended hours 'til 1am (am)
- ④ Live subtle entertainment. (Instrumental music is Indian music (flute, sitar, etc.) Soft music
- ⑤

SUP # 2007-0083

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).

40-60

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

45

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

Day: FRIDAYS Fridays	Hours: 11:30-2:30 5:30 - 1am
Saturdays	11:30-2:30 5:30 - 1am
Mon. - Thursdays	11:30-2:30 5:30 - 1am

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

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

Soft instrumental music - classical
Indian Sitar music

B. How will the noise from patrons be controlled?

-X no amplifiers will be used and patrons will be asked to leave.

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

no odors anticipated - usual business with food/drinks.

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?

food (restaurant)

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

3 bags per day.

C. How often will trash be collected?

2-3 week

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

We (staff) routinely clean up.
Routine clean-up of premises and surrounding area.

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?

Emergency evacuation plans - posted.

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.

Beer / wine / Mixed Drinks

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?

0 \$1.00 subsidy given toward
patrons dining

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

- N/A Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

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

- on-site
- off-site ~~N/A~~ area adjacent

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?

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located? alley

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

11am - 5pm

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

2 times a week Tues + Thursday

SUP # 2007-0033

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?

Yes

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 2000 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: old Tank



SUPPLEMENTAL APPLICATION

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

- How many seats are proposed?
Indoors: 90 Outdoors: 12 Total number proposed: 102
- 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
- Please describe the type of food that will be served:
Fine Indian Cuisine
- The restaurant will offer the following service (check items that apply):
 table service bar carry-out delivery
- If delivery service is proposed, how many vehicles do you anticipate? 1
Will delivery drivers use their own vehicles? Yes No
Where will delivery vehicles be parked when not in use?
street parking
- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
 Yes No
If yes, please describe:
Soft instrumental music - live solo artist
classical music

**Changes to Old Town Small Area Plan Chapter of the Master Plan
Adopted by City Council on November 13, 1993**

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

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:
+ Maximum number of patron dining seats
+ Maximum number of patron bar seats
+ Maximum number of standing patrons
= 102 Maximum number of patrons

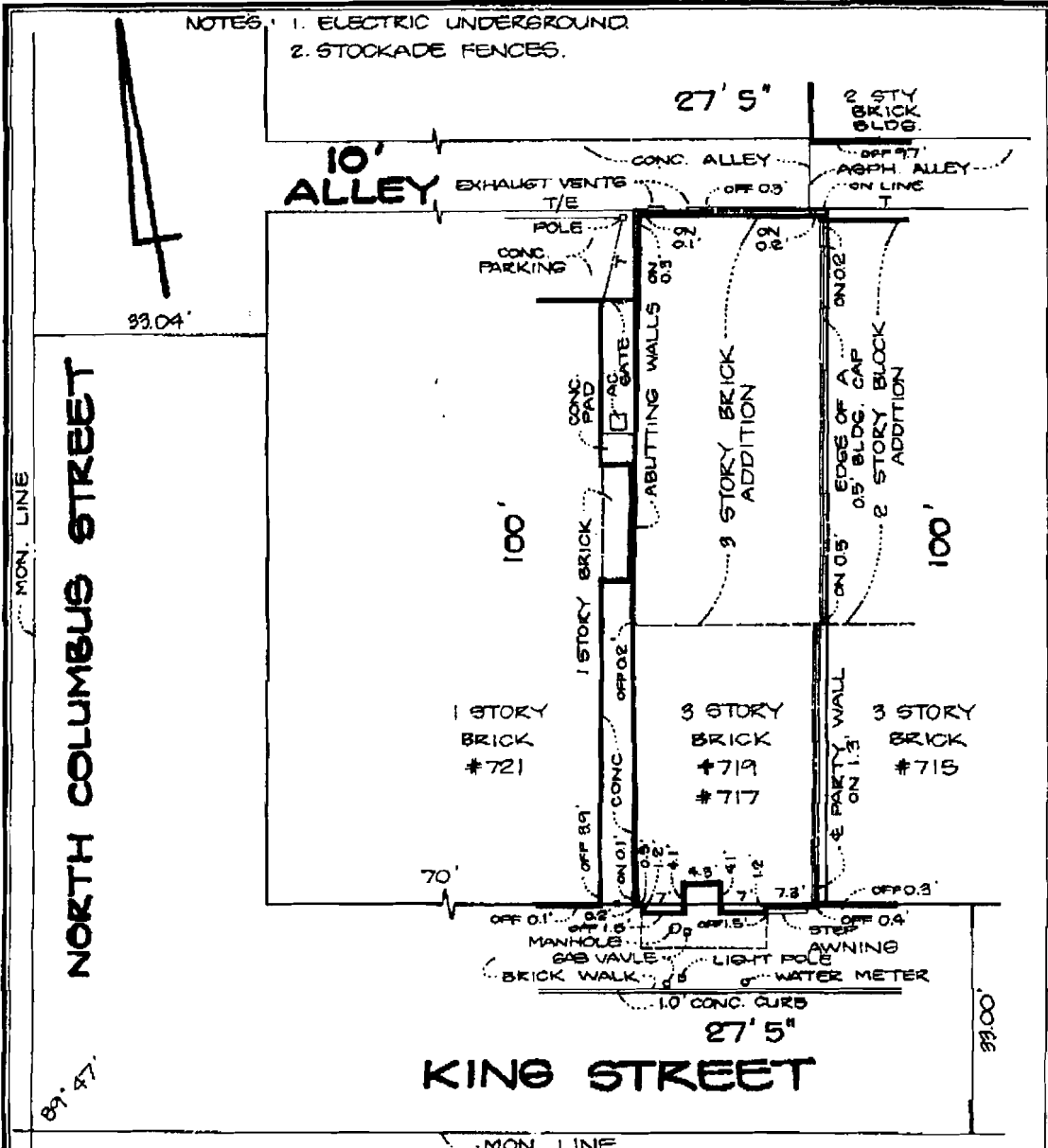
2. 6 Maximum number of employees by hour at any one time

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

DUP 2007-0033

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PLAT
 SHOWING THE IMPROVEMENTS ON
 THE PROPERTY LOCATED AT
#717 - #719 KING STREET
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20'
 JULY 23, 1998

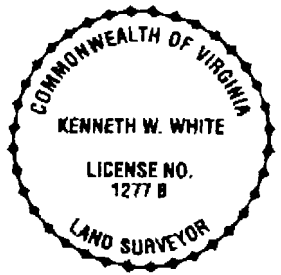
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PLAT SUBJECT TO RESTRICTIONS OF RECORD.

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
 KENNETH W. WHITE L.S.



CASE NAME:
 719 KING STREET ASSOC.
 ~ REILLY & GOODWIN

REILLY & GOODWIN

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306
 703-660-8615
 FAX 703-768-7764

City of Alexandria

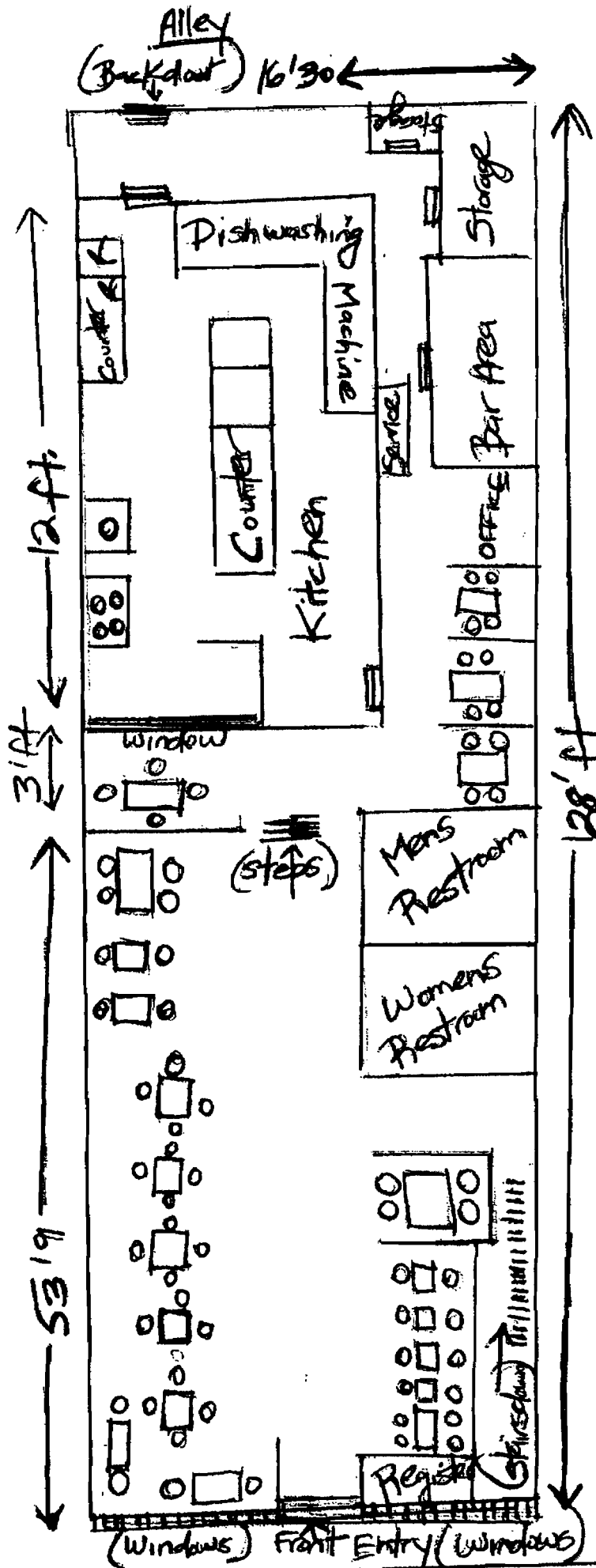
SLIP2007-0033



x

24

01P 2007-0033



Interior Floor Pla.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0033

PROPERTY LOCATION: 719 King St. Alex. Va. 22314

TAX MAP REFERENCE: 74.02-02-03 **ZONE:** CD

APPLICANT
Name: Hayma Rajamani
Address: 4601 21st St. Mt. Rainier, Md. 20712

PROPERTY OWNER
Name: William Davis
Address: 717 King St. Alex. Va. 22314

PROPOSED USE: (202) 392-1578
Restaurant

[] **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.

Hayma Rajamani
 Print Name of Applicant or Agent

719 King St.
 Mailing/Street Address

Alex. Va. 22314
 City and State Zip Code

Hayma Rajamani
 Signature

(301) 330-3000 (703) 548-3006
 Telephone # Fax #

alldaz247@aol.com
 Email address

3/26/07
 Date

Date & Fee Paid: \$ _____

Application Received: _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: Recommended Approval 5-0 June 5, 2007
ACTION - CITY COUNCIL: 6/16/07 - CC approved PC recommendation 6-0 (attachment)

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)