

EXHIBIT NO. 1

4
6-16-07

Docket Item #3
SPECIAL USE PERMIT #2007-0028

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request for a special use permit to operate a restaurant and convenience store.

APPLICANT: Tae Paul Park
Uptown Market and Cafe

STAFF: Richard Bray
Richard.bray@alexandriava.gov

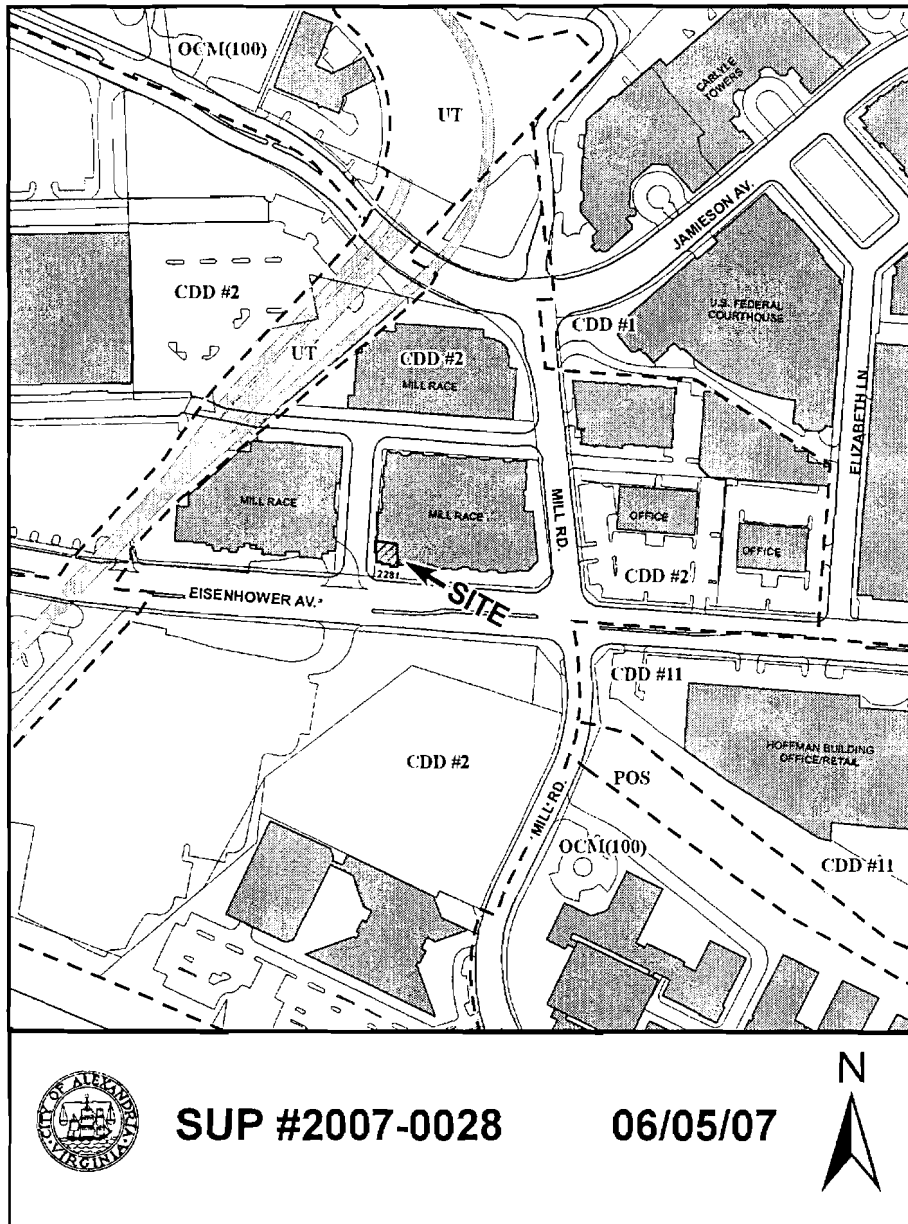
LOCATION: 2281 Eisenhower Avenue

ZONE: CDD-2/Coordinated Development District #2

PLANNING COMMISSION ACTION, JUNE 5, 2007: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

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.



SUP #2007-0028

06/05/07



I. DISCUSSION

REQUEST

The applicant, Tae Paul Park, requests special use permit approval for the operation of a deli and market located at 2281 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is the ground level retail suite at the south-west corner of the Carlyle Place Apartments, with frontage on Eisenhower Avenue and a total lot area of 1,900 square feet. The site is under construction and will be a residential apartment building with ground level retail. Access to the property is from Eisenhower Avenue.

The surrounding area is occupied by a mix of multifamily residential buildings and office buildings. Immediately to the north and east are office buildings. To the south is vacant land. To the west is a multifamily residential building under construction.



BACKGROUND

On September 14, 2002, City Council granted Development Special Use Permits #2002-0002 and #2002-0003 for the construction of two residential buildings and an office building, all with ground floor retail. These DSUPs allow full service restaurants without a separate Special Use Permit. Since this is to be a deli and a market, a Special Use Permit is necessitated.

PROPOSAL

The applicant proposes to operate a 1,900 square foot deli and market offering hot and cold prepared foods and made to order sandwiches. The market will sell typical convenience store fare including dairy, cereal, cold drinks and beer/wine for off premises consumption. There is to be no on premises consumption of alcohol.

The proposed use is further described as follows:

Hours: 7:00 a.m. – 9:00 p.m., Monday – Friday
 8:00 a.m. – 9:00 p.m., Saturday
 8:00 a.m. – 6:00 p.m., Sunday

Number of seats: 14 inside, 10 outside, 24 seats total

Noise: No adverse noise impacts anticipated

Trash/Litter: Commercial trash removal, employees will monitor littering

Alcohol: Off premises sale of beer and wine only

PARKING

According to Section 8-200(A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every 4 seats. A restaurant with 24 seats will be required to provide 6 off-street parking spaces. Seven spaces are allocated for the proposed use in the parking garage.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD-2 zone. Section 5-602(A) of the Zoning Ordinance allows a restaurant in the CDD-2 zone only with a special use permit.

The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for multi purpose use.

II. STAFF ANALYSIS

Staff is supportive of this deli and market. The original DSUP calls for the ground floor retail to provide “active pedestrian-oriented retail uses.” Staff feels that this use is well suited to serve the needs of the residents of the apartment building, as well as the office buildings around the site. Staff has set the hours of operation as 7:00 a.m. to 9:00 p.m., daily to offer the applicant the flexibility to meet his customer’s demands.

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 only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the deli and market shall be limited to 7:00 a.m. to 9:00 p.m., daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. 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)
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. Seating shall be provided for no more than 24 patrons inside and outside. (P&Z)
7. The applicant may provide seating for up to 10 patrons outside. (P&Z)
8. The applicant shall comply with any requirements adopted as a part of a smoke free restaurant ordinance. (P&Z)
9. 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)
10. 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)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
13. 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. (T&ES)

14. Loading and unloading activities shall not occur between the hours of 11:00 p.m. to 7:00 a.m. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
16. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
17. 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. (Police)
18. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding robbery readiness training for all employees. (Police)
19. 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)
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:

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 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-2 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.
- R-3 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.
- R-4 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-5 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-6 Loading and unloading activities shall not occur between the hours of 11:00 p.m. to 7:00 a.m.
- R-7 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.
- C-1 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).

- C-2 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.

Code Enforcement:

- C-1 A fire prevention code permit is required for the proposed operation.
- C-2 Any alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 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-5 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.

Parks & Recreation:

- F-1 No comment.

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 robbery readiness training for all employees.
- F-1 The applicant is seeking an "ABC Off" License only. The Police Department has no objections to sale of alcohol off premise subject to the following conditions:
 - 1. 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.
 - 2. That the SUP is reviewed after one year.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0028 Parcel: 2251 Eisenhower Ave

PROPERTY LOCATION: ~~Alexandria Carlyle 401 Holland Ln~~ 2281 Eisenhower
TAX MAP REFERENCE: ~~073.04-01-04~~ 072.04-03-21 **ZONE:** CDD-2

APPLICANT

Name: Joe Paul Park
Address: 4600-G Pinecrest Office Park Dr.
Alexandria, VA 22312

PROPERTY OWNER

Name: Carlyle Place Associates LLC sign: [Signature]
Address: 2251 Eisenhower Ave Alexandria VA

PROPOSED USE: Deli/Market

[] **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.

Joe Paul Park
Print Name of Applicant or Agent
4600-G Pinecrest Office Park
Mailing/Street Address
Alexandria VA 22312
City and State Zip Code

[Signature]
Signature
703-628-8822 703-750-2089
Telephone # Fax #
ppark@gallerygroup.net
Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval June 5, 2007
ACTION - CITY COUNCIL: _____

SUP # 2007-0028



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.

Tae Paul Park 4658 Autumn Glory Way
 Chantilly, VA 20151

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 proposing to open a market and deli serving prepared foods along with a hot food and cold food bar for self-service sale by the pound. We will also sell typical convenience store items such as milk, cereal, paper products, drinks, frozen foods, refrigerated goods, beer and wine for off premises consumption. There will be a deli with sandwiches made to order. We will offer fourteen seats for patrons. We expect to have five or six employees.

The customers will walk to the store from the building and surrounding area. There is visitor parking available on the street. Employees will park in the garage. Hours of operation will be M-F 7am - 9pm, Sat 8am - 9pm, Sunday 8am - 6pm.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[X] 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).
We expect approximately 300-400 patrons per day.
Lunch hour will have the most at 30-40 per hour.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
5 or 6 employees.

6. Please describe the proposed hours and days of operation of the proposed use:
Day: M-F, Sat, Sun
Hours: 7am - 9pm, 8am - 9pm, 8am - 6pm

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 a lunch crowd to make typical conversation noises.

B. How will the noise from patrons be controlled?
Noise will be limited to conversation from customers.

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

We will be cooking in the premises. There will be an exhaust fan located at the rear load/unload area. There will be some typical cooking/food odors.

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 waste and paper products.

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

Approximately 3-4 bags per day.

C. How often will trash be collected?

We will use the building dumpsters. They are emptied a few times per week.

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

We will have sufficient trash containers on the premises and there will be trash cans outside.

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:

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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?

Fire Alarm & Prevention systems.

Cameras for security.

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.

ABC License will be for off premises sales only.

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?

7, 24 seats.

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

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

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?

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?

0

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

C. Where are off-street loading facilities located? Rear of the building.

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

Between the hours of 9am - 4pm.

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

2-3 times per day.

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2007-0028

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?

1900 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1900 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: Apartment building.



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: 14 Outdoors: 10 Total number proposed: 24

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:
Sandwiches, soups, coffee, sodas, salads, hot food bar.

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:

Parking impacts. Please answer the following:

- 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

- 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

- 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.

- 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
=	_____ Maximum number of patrons

No outside consump.

- 5 Maximum number of employees by hour at any one time

- 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

- Alcohol Consumption (check one)
 - High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food

Paradigm
DEVELOPMENT CO.

SUP2007-0028

March 27, 2007

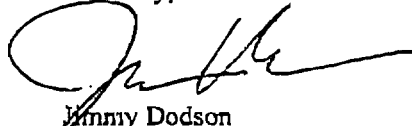
Mr. T. Paul Park
President
Gallery Group, Inc.
4600-G Pinecrest Office Park Drive
Alexandria, VA 22312

Re: Carlyle Place Apartments
2251 Eisenhower Ave.

Dear Paul:

Per the lease agreements between Carlyle Place Associates, LLC and Paul Park and Gallery Group, Inc., the Uptown Market and Café is entitled to lease three parking spots in the designated retail parking area at 2251 Eisenhower Ave. for use by their employees. An additional four spaces will be available in the retail parking area for the customers of the Uptown Market and Café. If you have any questions, please do not hesitate to contact me.

Sincerely,



Jimmy Dodson
Project Manager

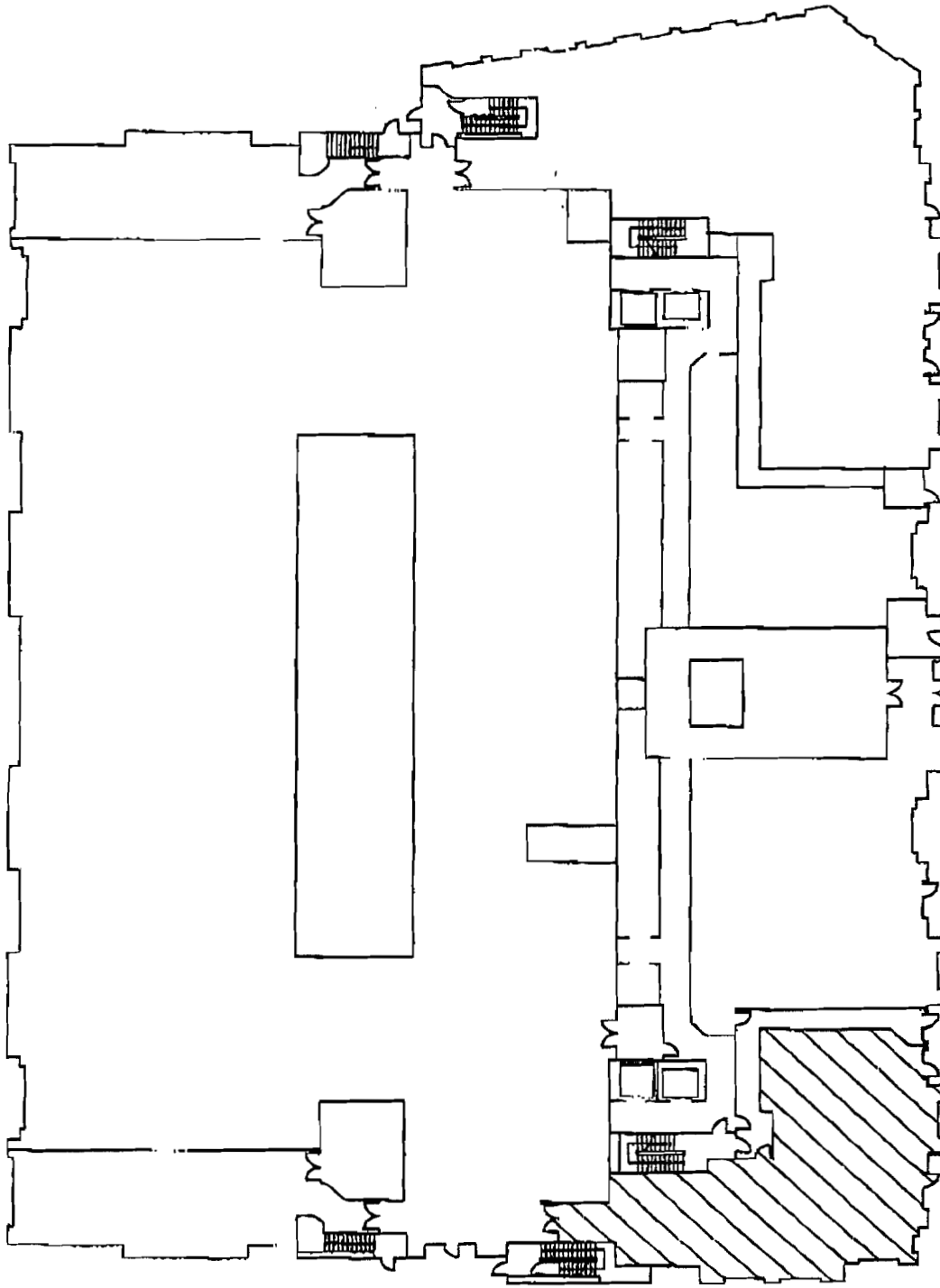
Cc: Michael Bushkoff, Paradigm Management Co.

jwd/Mill Race/CPC/Lrs/Parks 01

1415 North East Street
Suite 100
Arlington, VA
22201

(703) 527-7500
(703) 527-7504 Fax

SUP 2007-0028



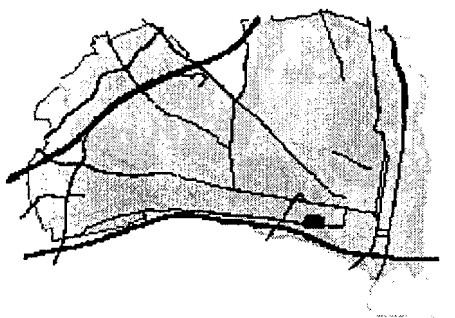
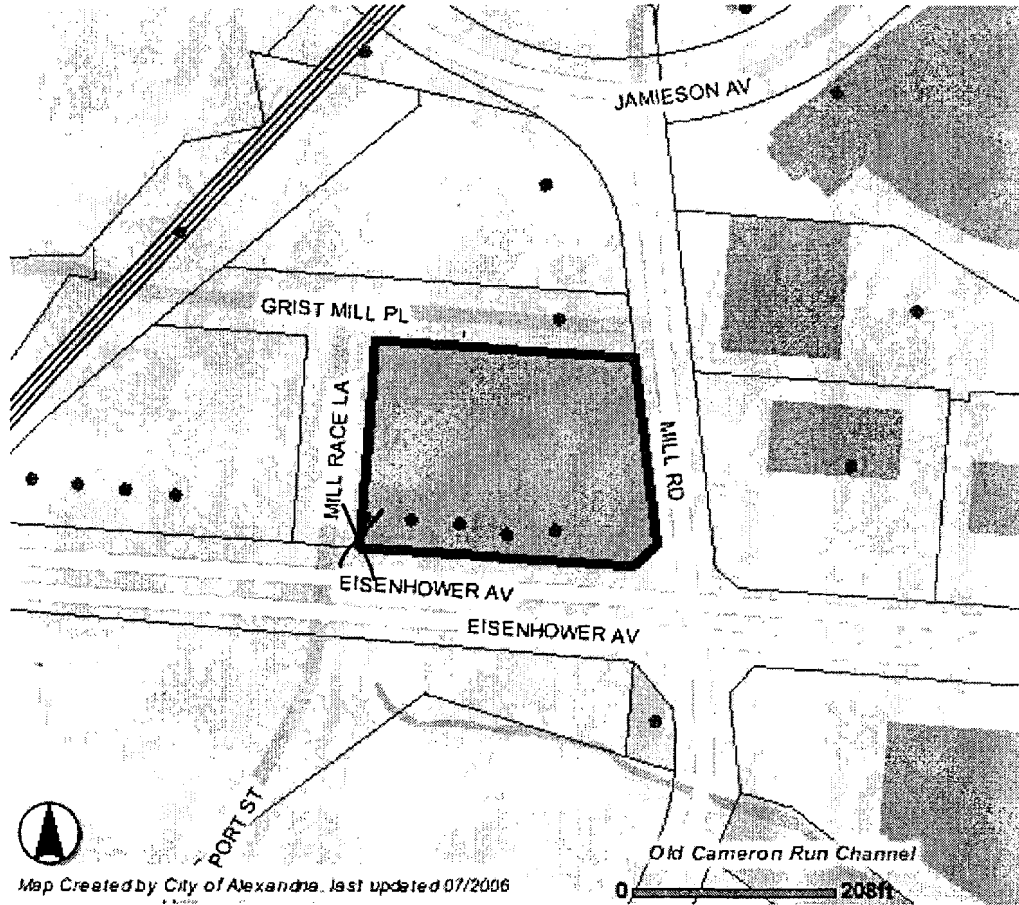
PROJECT LOCATION

Eisenhower Avenue

1ST FLOOR

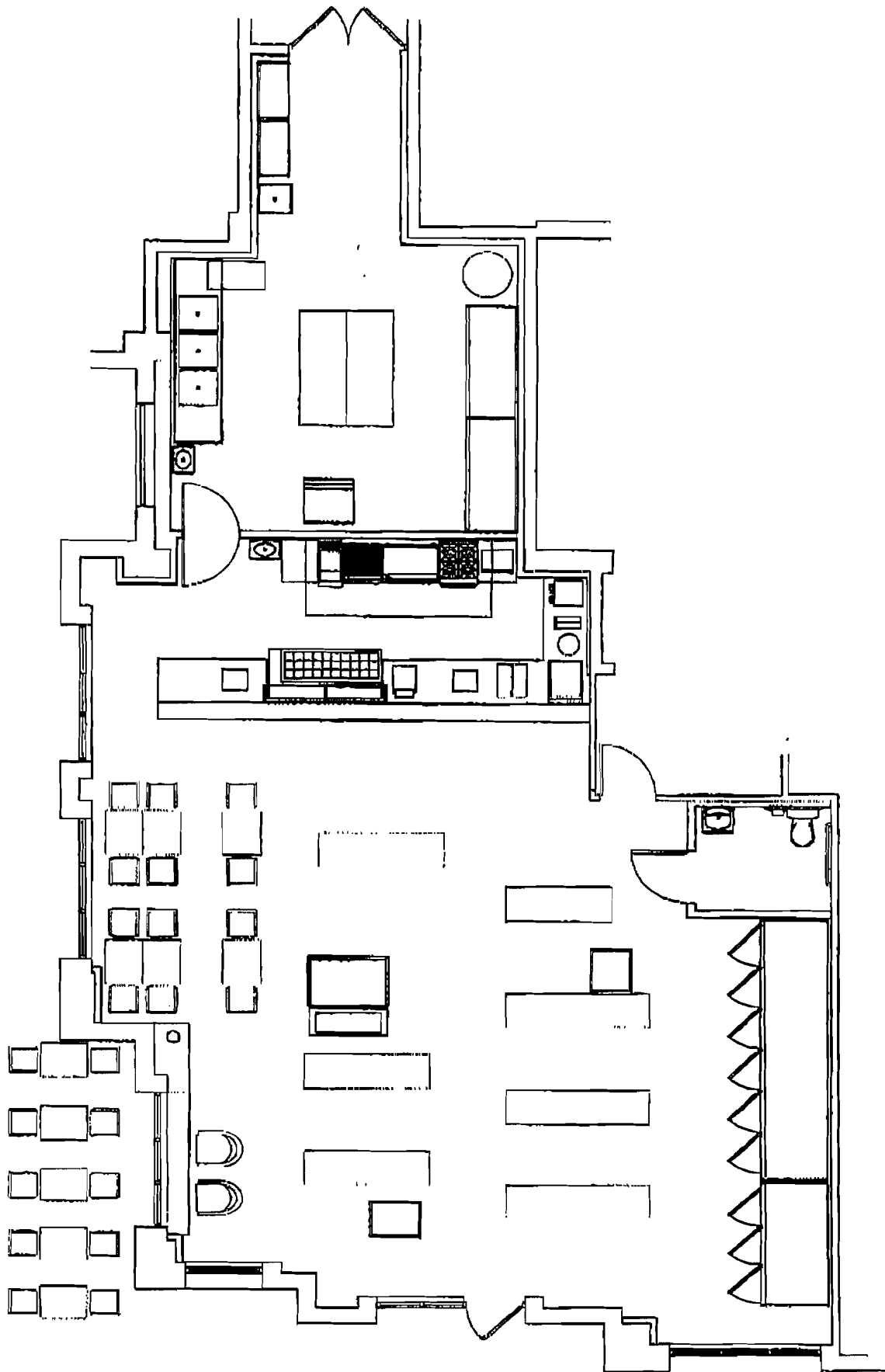
City of Alexandria

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SUP2007-0028



Eisenhower Avenue
12



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0028 Parcel: 2251 Eisenhower Ave

PROPERTY LOCATION: ~~Alexandria Cable 401 Holland Ln~~ 2281 Eisenhower

TAX MAP REFERENCE: ~~073-04-01-04~~ 072.04-03-21 **ZONE:** COB-2

APPLICANT

Name: Tae Paul Park

Address: 4600-G Pinecrest Office Park Dr.
Alexandria, VA 22312

PROPERTY OWNER

Name: Cerlyle Place Associates LLC Sign: [Signature]

Address: 2251 Eisenhower Ave Alexandria VA

PROPOSED USE: Deli/Market

[] **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.

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Tae Paul Park

Print Name of Applicant or Agent

4600-G Pinecrest Office Park

Mailing/Street Address

Alexandria VA 22312

City and State

Zip Code

[Signature]

Signature

703-628-8822 703-750-2089

Telephone #

Fax #

tpark@gallerygroup.net

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Date & Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval June 5, 2007

ACTION - CITY COUNCIL: 6/16/07 - CC approved the PC recommendation 6-0