

Docket Item #2
SPECIAL USE PERMIT # 2007-0114

Planning Commission Meeting
January 3, 2008

ISSUE: Consideration of a request for amendments to a special use permit for a restaurant.

APPLICANT: Joyce Abdallah
Zikaryet Restaurant

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

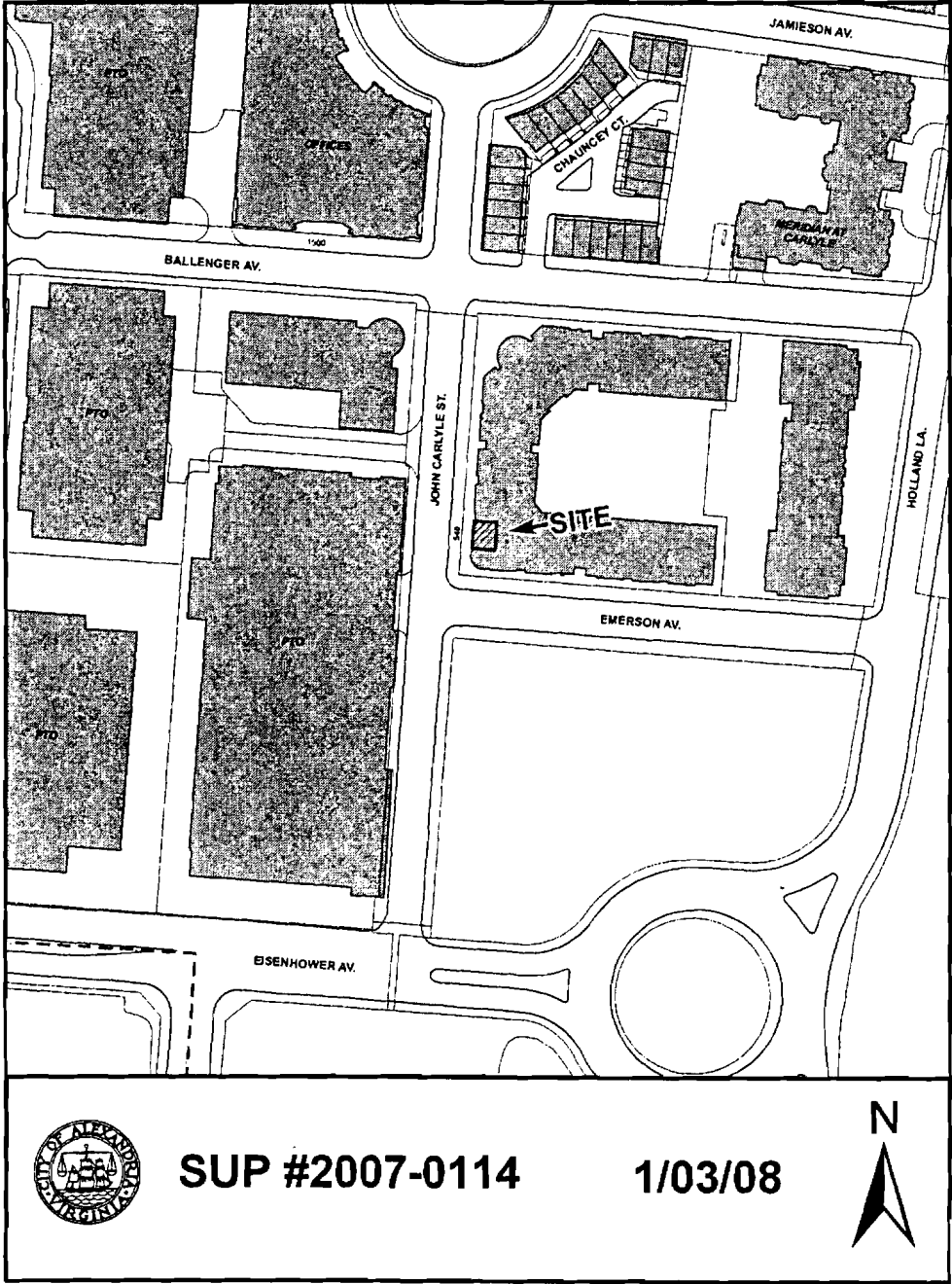
LOCATION: 540 John Carlyle Street
(Parcel Address: 520 John Carlyle Street)

ZONE: CDD #1/Coordinated Development District #1

PLANNING COMMISSION ACTION, JANUARY 3, 2008: 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 #2007-0114

1/03/08



I. DISCUSSION

REQUEST

The applicant, Joyce Abdallah, requests amendments to a special use permit for the operation of a restaurant located at 540 John Carlyle Street.

SITE DESCRIPTION

The subject property is a 3,107 square foot retail unit in the Carlyle Development. The site is located at the corner of John Carlyle Street and Emerson Street and is developed with a mixed use residential building with ground floor retail. Access to the property is from John Carlyle Street.

The surrounding area is occupied by a mix of office, residential and retail uses. Immediately to the north are townhouses. To the south is a residential building with ground floor retail. To the east is a high-rise residential building, and west is an office building with ground floor retail.



BACKGROUND

On September 19, 2007, staff approved Administrative Use Permit #2007-00003 for the operation of a restaurant, Zikrayet. The Administrative Use Permit in Carlyle limits the hours of operation to 7:00 am to 12:00 am, daily and the number of patrons to 140 total patrons.

The approved restaurant has not opened for business yet.

PROPOSAL

The applicant proposes to amend the Administrative Use Permit to allow later hours Thursday through Saturday, increase the allowed seating and allow live entertainment.

Hours: Current: 7:00 am – 12:00 am, daily
 Proposed: 11:00 am – 12:00 am, Sunday – Wednesday
 11:00 am – 1:30 am, Thursday – Saturday

Number of seats: Current: 100 indoor, 40 outdoor
 Proposed: 130 indoor, 56 outdoor

Noise: No noise will be audible at the property line

Entertainment: Large screen TV, DJ on Thursday – Saturday

Trash/Litter: Trash will be placed in Carlyle Development dumpsters, there are no litter impacts anticipated

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 186 seats will be required to provide 47 off-street parking spaces. The parking requirements for the subject building were specified in the Transportation Management Plan (Special Use Permit#2254), and these parking requirements were met for the subject site in the development of the on-site parking garage. Per the TMP, the applicant is required to provide off-street parking for employees, which will be provided in the on-site garage. It is anticipated that most employees of the restaurant will use mass transit, and the applicant will be required to encourage employees to take mass transit or carpool.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD #1 zone, governed by the CD zone. Section 4-503(W) of the Zoning Ordinance allows a restaurant in the CDD #1/CD 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 office and retail use.

II. STAFF ANALYSIS

Staff supports the amendment to the Zikrayet Special Use Permit. The expansion and later hours for this proposed restaurant will help to draw more customers into the development in the evenings. Staff believes that the extended hours on weekend nights will create a more lively development and further the City's goals of promoting the Carlyle Development as a diverse dining destination for the metropolitan area.

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 ADDED BY STAFF:** 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. **CONDITION ADDED BY STAFF:** 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)
3. **CONDITION ADDED BY STAFF:** The applicant shall comply with any requirements adopted as a part of a smoke-free restaurant ordinance. (P&Z)
4. **CONDITION AMENDED BY STAFF:** Seating shall be provided for no more than ~~100~~ 130 inside and ~~40~~ 56 outside. (P&Z)
5. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z)
6. **CONDITION AMENDED BY STAFF:** The hours of operation for the restaurant shall be 7am-midnight ~~daily~~ Sunday through Thursday and 7:00 am – 1:30 am, Friday and Saturday. (P&Z)
7. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
8. The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking.(P&Z)
9. No food, beverages, or other material shall be stored outside. (P&Z)
10. The applicant shall provide its employees who drive 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. (P&Z)
11. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)
12. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hour. (P&Z)

13. The applicant shall provide a menu list of foods to be handled at this facility to the Health Department prior to opening. (Health)
14. Trash shall be commercially collected a minimum of four times per week to minimize trash impacts. (P&Z)
15. 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)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
17. 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)
18. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
19. All patrons shall be seated by a host or hostess, printed menus shall be provided at the tables, service shall be provided at the tables by a waiter or waitress, and tables shall be preset with non-disposable tableware and glassware.
20. Deliveries to the business shall not take place between the hours of 7:00 a.m. and 9:30 a.m., or between 4:00 p.m. and 6:00 p.m., Monday through Friday. Deliveries to restaurants within residential buildings or whose service drive adjoins a residential building shall not take place before 7:00 a.m. or after 10:00 p.m.
21. If any food delivery services are provided, they shall clearly be accessory to dine-in food sales, and all deliveries shall be non-vehicular (made on foot, via bicycle, etc.). Alcoholic beverages shall not be delivered off-site, and delivery of nonalcoholic beverages shall only be in association with food deliveries.

22. Alcoholic beverages may be sold for on-premises consumption only, and shall clearly be accessory to food sales.
23. Grease traps shall be located within the building. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
24. No food, beverages, or other material shall be stored outside.
25. 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 invasions by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers.
26. The design of the restaurant shall reflect the character and quality of materials consistent with the high standards established in Carlyle.
27. All outdoor dining areas shall be accessory to an approved indoor restaurant.
28. An unobstructed pathway with a minimum width of 8 feet shall be provided at all times.
29. Any permanent structures which are required for the outdoor seating area shall be subject to review and approval by the Carlyle DRB.
30. No live entertainment shall be permitted in the outdoor seating area.
31. No sound amplification shall be permitted in the outdoor seating area.
32. Any outdoor seating areas shall not include advertising signage. The design of the outdoor seating shall be compatible with the design of the building.
33. The applicant shall provide, at its expense, one city trash container Model SD-42-exclusively for each outdoor dining area. The trash container shall be emptied at the close of business each day.
34. The outside dining area shall be cleaned at the close of each day of operation.
35. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees.

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 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
- 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. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-5 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-6 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:

- C-1 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-6 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC 1109.2.2
 - (b) Door hardware must comply with USBC 1109.13
- C-7 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-8 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.

- C-9 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.
- C-10 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- 11 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- 12 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 No Comment

Parks & Recreation:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to the increased hours and seating.
- F-2 The applicant is seeking an "ABC On" license only. The Police Department has no objections.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-00114

PROPERTY LOCATION: 540 John Cardyle St Alexandria, VA 22314

TAX MAP REFERENCE: 73.04-01-33 ZONE: CDD

APPLICANT

Name: Joyce Abdallah
Address: 104 Browns Mill Dr. Alexandria, VA 22304

PROPERTY OWNER

Name: Post Properties
Address: 1921 Callows Rd Suite 120 Vienna, VA 22182

PROPOSED USE: 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.

Joyce Abdallah
Print Name of Applicant or Agent
4588 Eisenhower Ave
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

[Signature]
Signature
703 751 0069 703 751 0778
Telephone # Fax #
zikrayet@zikrayet.com
Email address
10/1/07
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: 10/30/07 Date & Fee Paid: \$ 10/30/07 \$100 500.00

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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APPLICATION

SPECIAL USE PERMIT

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

1. The applicant is the (check one):
- Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Joyce Abdallah	25 shares
Charrel Abdallah	25 shares
Joseph Asmar	50 shares

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.

2-13

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.)

Zikrayet Inc requests to open Thursday
Friday and Saturday evening till 1:30
am, last call for Alcohol will be @ 1:20
according to Virginia State law, we have
already obtained the Special Use
Administrative Certificate. Sunday thru Wednesday
hrs of operation will be from 11:00am - 12:00am
Thursday thru Saturday 11:00am - 1:30am.
The City of Alexandria has longed for a nice
lounge and restaurant of this manner.
We will have valet parking in the evening
and street parking. During the day there is
Colonial parking for our patrons. We are not
due to open till Jan 15 of 2008. We will have
at least 15 employees.

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USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - a development special use permit,
 - an expansion or change to an existing use without a special use permit,
 - expansion or change to an existing use with a special use permit,
 - other. Please describe: _____

5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
100-200 people daily 11:00am - 12:00am Monday-S

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift)
13-15 employees 2 shifts daily

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

Day:	Hours:
<u>Sunday - Wednesday</u>	<u>11:00 am - 12:00 am</u>
<u>Thursday - Saturday</u>	<u>11:00 am - 1:30 am</u>
_____	_____
_____	_____

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
the noise level will not be on the outside
all noise is exclusively in the restaurant
which will be sound proofed from the inside.
- B. How will the noise from patrons be controlled?
sound proofing

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

all odors will be going out through the roof of the building.

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 / paper waste / grease waste

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

Trash is handled by the Carlyle Development

C. How often will trash be collected?

4 times daily

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

Staff will patrol outside the premises

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

Yes. No.

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

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

Yes. No.

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

Cleaning Solvents & degreasing Solvents

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

Fire exists / non slip Floors

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 beverages on premises

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?

39 parking spaces

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

- _____ 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?

Street & public parking/Carlyle development has a TMP

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?

1 loading space which is provided by the Carlyle development

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

C. Where are off-street loading facilities located? on the side of the

building

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

in the morning after 9:30

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

Maybe 2 or 3 times a day

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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?

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?

3107 sq. ft. (existing) + _____ sq. ft. (addition if any) = 3107 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: Condominium

SUP #

2007-0111



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: 100 130

Outdoors: 54 56

Total number proposed: 154

186 # per floor -
Plan submit
by applicant

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:

Lebanese - Mediterranean

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? _____

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:

large screen TV, sound system Audio, DJ
Thursday - Saturday

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.

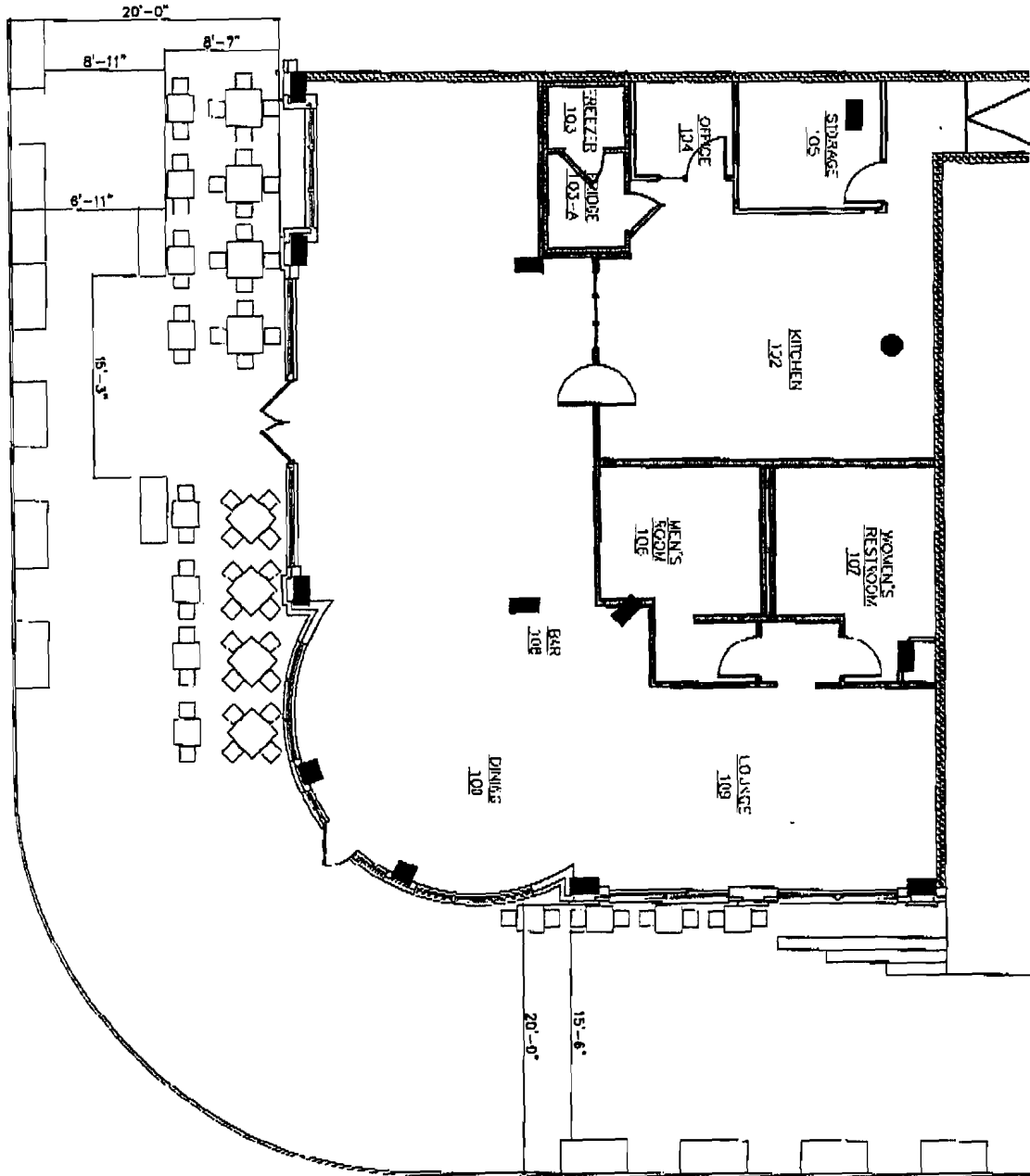
Alcohol Consumption and Late Night Hours. Please fill in the following information.


1. Maximum number of patrons shall be determined by adding the following:
$$\begin{array}{r} \text{Maximum number of patron dining seats} \\ + \text{Maximum number of patron bar seats} \\ + \text{Maximum number of standing patrons} \\ = \text{Maximum number of patrons} \end{array}$$

140
30
2. 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

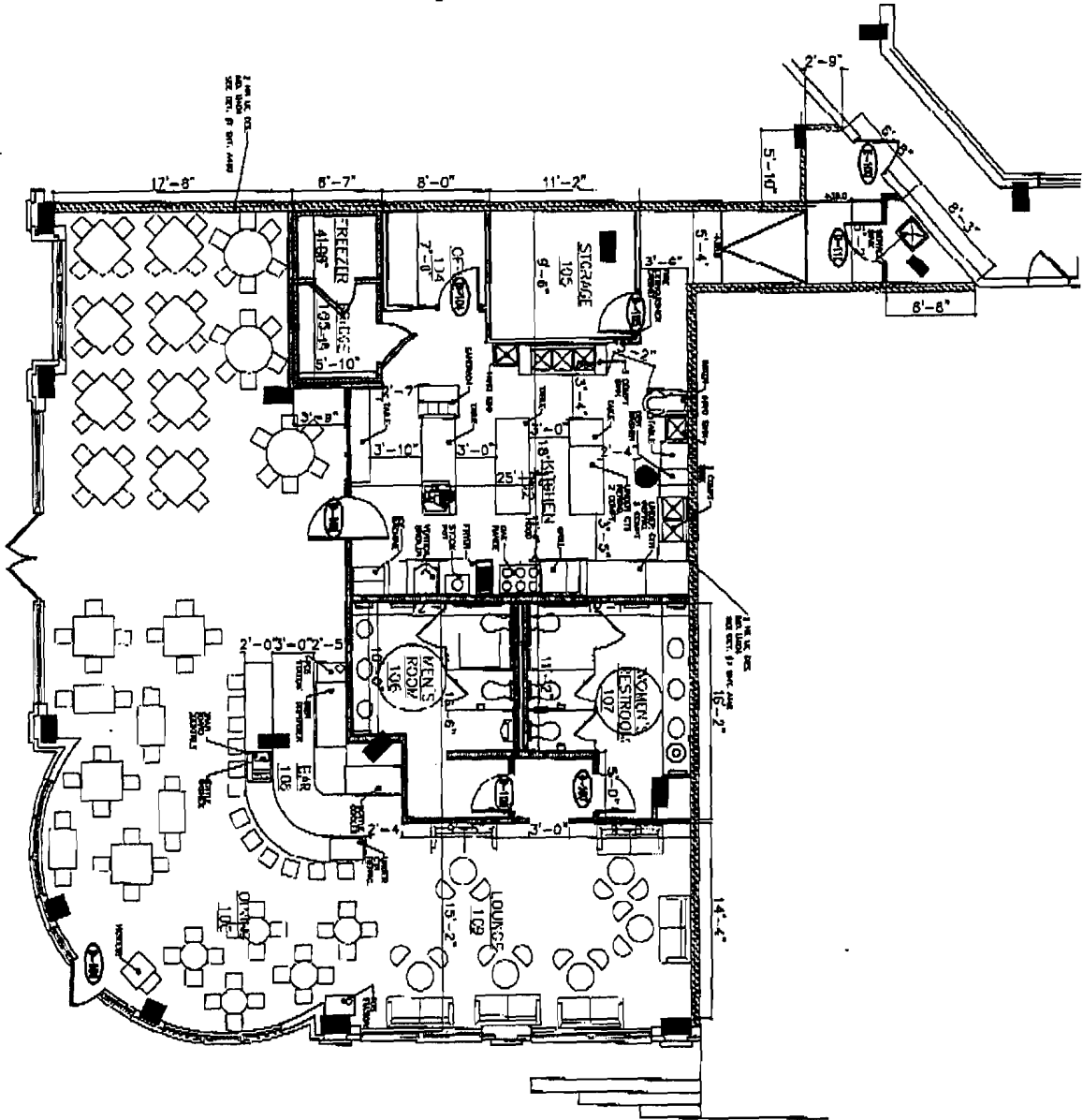
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outside seating
56 seats

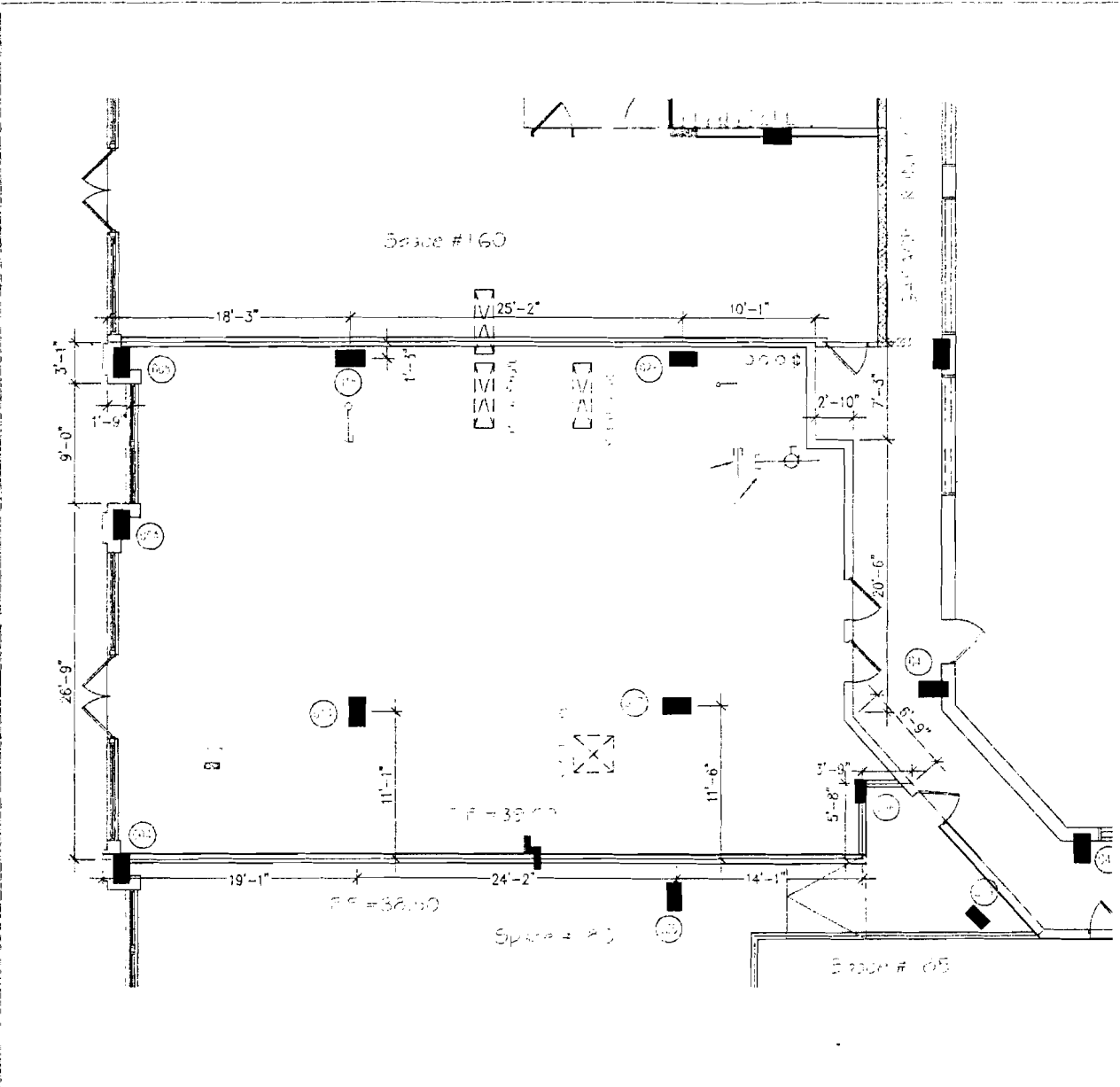


TITLE: SIDEWALK DINING PLAN		SCALE: 1/8" = 1'	DATE: 07 25 OCT 07
		PROJECT NO: 035-007	DRAWN BY: TES
 McDONALD • WILLIAMS • BANKS ARCHITECTS AND PLANNERS		PROJECT: ZORAYET RESTAURANT CARLYLE SQUARE 7700 BRIDGES PARK BLVD # 100 WASHINGTON, D.C. 20032 PHONE: 202-296-5811 FAX: 202-296-9140 CARLYLE STREET, ALEXANDRIA, VA	
		DRAWING NO. SKA-1	

130 seats inside
including dining bar and lounge

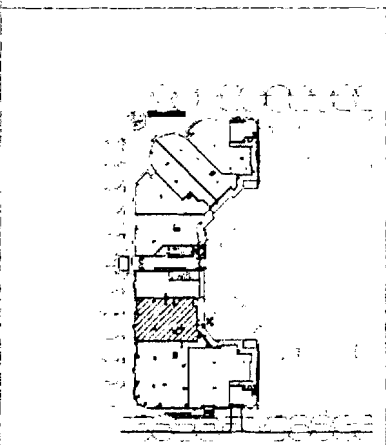


TITLE: SIDEWALK DINING PLAN		SCALE: 1/8" = 1'-0"	DATE: 25 OCT 07
PROJECT NO: 035-UU/		DRAWN BY: FLS	
 McDONALD • WILLIAMS • BANKS ARCHITECTS AND PLANNERS <small>7703 GEORGIA AVENUE, R.F. • GAITHERSBURG, D.C. 20878 • PHONE: 301.761.1001</small>		PROJECT: ZIMRAYET RESTAURANT CARLYLE SQUARE <small>640 CARLYLE STREET, ALEXANDRIA, VA</small>	
DRAWING NO: SKA-1			



FLOOR PLAN

Scale: 1/8" = 1'-0"



LEGEND KEY

Window	Door	Electrical Outlet	Light Fixture
...

NOTES:
 1. All dimensions are in feet and inches.
 2. All work to be done in accordance with the contract documents.
 3. The contractor shall be responsible for obtaining all necessary permits.
 4. The contractor shall maintain access to all adjacent spaces at all times.
 5. The contractor shall be responsible for the protection of all existing work.

PROJECT INFORMATION

PROJECT NAME: CARLYLE SQUARE

PROJECT ADDRESS: 401 ...

PROJECT NUMBER: ...

DATE: ...

PREPARED BY: ...

CHECKED BY: ...

APPROVED BY: ...

POST PROPERTIES

401 ...

4 ...

... 2025

... 2025

... 2025

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-00114

PROPERTY LOCATION: 540 John Cardyle St Alexandria, VA 22314

TAX MAP REFERENCE: 13.04-01-33 ZONE: OD5

APPLICANT

Name: Joyce Abdallah
Address: 104 Browns Mill Dr. Alexandria, VA 22304

PROPERTY OWNER

Name: Post Properties
Address: 1921 Callows Rd Suite 120 Vienna, VA 22182

PROPOSED USE: 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.

Joyce Abdallah
Print Name of Applicant or Agent
4588 Eisenhower Ave
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

[Signature]
Signature
703 751 0069 703 751 0778
Telephone # Fax #
zikrayet@zikrayet.com
Email address
10/1/07
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY
Application Received: 10/22/07 Date & Fee Paid: \$ 10/33/07 \$107.500.00
ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 6-0-1-3-08
ACTION - CITY COUNCIL: 01/12/2008 - CC approved PC recommendation 7-0

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