

Docket Item #9
SPECIAL USE PERMIT # 2007-0127

Planning Commission Meeting
January 3, 2008

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

APPLICANT: Backstreets, LLC
by Ulka Patel, attorney

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

LOCATION: 2730 Eisenhower Avenue

ZONE: OCM(100)/Office Commercial Medium

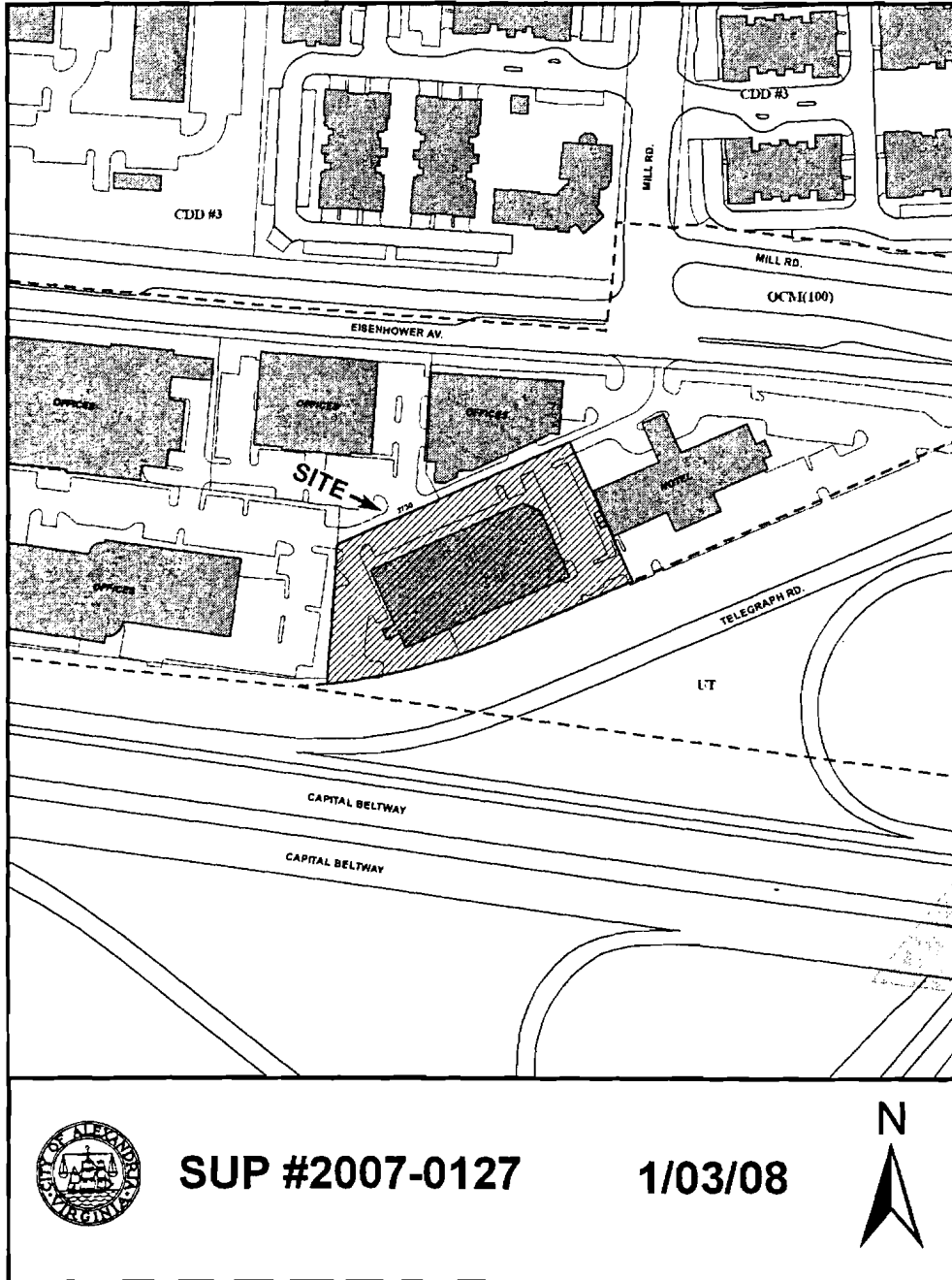
PLANNING COMMISSION ACTION, JANUARY 3, 2008: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Ulka Patel, attorney, represented the application.

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, Ulka Patel, requests approval of a special use permit for the operation of a trailer based carry-out restaurant located at 2730 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is one lot of record within the Alexandria Tech Center office complex on Eisenhower Avenue and a total lot area of 59,689 square feet. The site is developed with an office building housing Strayer College. Access to the property is from Eisenhower Avenue.

The surrounding area is occupied by a mix of commercial and office uses. Immediately to the north is an office building in the Alexandria Tech Center complex. To the south is the Capital Beltway and Fairfax County. To the east is the Courtyard hotel and west is an office building in the Alexandria Tech Center complex.



BACKGROUND

On April 17, 1993, City Council approved Special Use Permit #2685 for the operation of a private school on the subject property. On June 15, 2002, City Council approved Special Use Permit #2002-0036 for the expansion of the existing private school and the allowance of off-site parking.

PROPOSAL

The applicant proposes to operate a carry-out restaurant out of a mobile trailer on the grounds of Strayer University. The applicant wishes to move the trailer in the evenings and operate a mobile catering business on weekends.

Hours: 11:00 am – 6:00 pm, Monday – Friday

Number of seats: Carry-out only

Noise: No noise will be audible at the property line

Trash/Litter: Trash will be removed from the site by the applicant and disposed of at a transfer facility in Fairfax County; the applicant will supply a trash can on the premises for use by customers and will patrol the site for litter

PARKING

Staff has determined that parking for carry-out restaurants shall be equivalent to retail uses. According to Section 8-200(A)(16) of the Zoning Ordinance, a carry-out restaurant requires 1.2 parking space for every 200 square feet. A carry-out restaurant with 210 square feet will be required to provide two off-street parking spaces. The parcel at 2730 Eisenhower Avenue has 114 parking spaces currently. The placement of the trailer will result in the loss of two parking spaces. With the loss of two spaces and the requirement for the applicant to provide two spaces for the carry-out restaurant the on site parking will be reduced to 110 spaces. Special Use Permit #2002-0036, which governs the Strayer private school, limits the daytime attendance to 228 students due to the requirement of one parking space for every two students. The applicant is required to provide a letter from Strayer stating that the daytime enrollment will not exceed 220 to compensate for the four lost parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM(100), Office Commercial Medium (100) zone. Section 4-1003(AA) of the Zoning Ordinance allows a restaurant in the OCM(100) zone only with a special use permit.

The proposed use is consistent with the King Street Metro/Eisenhower Avenue Small Area Plan chapter of the Master Plan which designates the property for office and accessory use.

II. STAFF ANALYSIS

Staff is supportive of the carry-out restaurant in the Alexandria Tech Center complex. The restaurant will provide a much needed service in the area. There are no restaurants within walking distance for the many employees of the nearby offices.

Staff feels that the limited visibility and restricted access of the proposed location make this a suitable use. The location proposed for the trailer is encumbered with two different easements: there is an emergency vehicle easement running north-south along the west side of the property and a storm sewer easement running east-west along the south side of the property. The applicant can position the trailer so as to keep the EVE clear and the Department of Transportation & Environmental Services has indicated that it is permissible to have a removable structure on top of the storm sewer easement. Due to the mobile and temporary nature of this restaurant, staff has included a condition requiring the applicant to renew the permit after five years if they wish to continue operating on the site. Staff has also included the standard one year review condition in order to determine if there have been any negative impacts from the use.

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 restaurant shall be limited to 9:00 am to 6:00 pm, Monday through Friday. (P&Z)
3. The applicant shall post the hours of operation at the carry-out window. (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. This permit shall expire five years from the date of approval by City Council and shall require a new hearing prior to renewal. (P&Z)
6. 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. (P&Z)
7. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
8. 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)
9. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
10. 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)

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. 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)
13. 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 and a robbery readiness training for all employees. (Police)
14. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
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)

STAFF: Faroll Hamer, Director, Department of Planning and Zoning;
Richard Josephson, Acting 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:

- F-1 Applicant shall clarify as to the length of time the trailer will in the described location (applicant advised trailer will be removed daily), type of hood suppression system, use of deep-fat fryers, source of electricity to the trailer, means to abate smoke from pit / smoker from entering structure from ventilation system, windows, etc.
- C-1 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-2 A fire prevention code permit is required for the proposed operation for open flame cooking device and storage and handling of LP Gas.

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 not seeking an A.B.C. permit. The Police Department concurs.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-00127

PROPERTY LOCATION: 2730 Eisenhower Avenue, Alex., VA. 22314

TAX MAP REFERENCE: 71.04-02-06 **ZONE:** _____

APPLICANT:

Name: Uika Patel, for Backstreets, LLC, a Virginia LLC

Address: 1261 N. Vandorn St., Alex., VA. 22304

PROPOSED USE: Regular location on private property per contract with property owner, of catering trailer for carry-out service to property tenants.

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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

<u>Uika Patel</u> Print Name of Applicant or Agent	<u>[Signature]</u> Signature	<u>12/4/07</u> Date
<u>1261 N. Vandorn St.</u> Mailing/Street Address	<u>(703) 798-7131</u> Telephone #	<u>(703) 684-0472</u> Fax #
<u>Alex. Va.</u> <u>22304</u> City and State Zip Code	<u>uika.backstreets@yahoo.com</u> Email address	

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Eisenhower Ave., Alex., VA., I hereby
(Property Address)
 grant the applicant authorization to apply for the regular location use as
(use) carryout service
 described in this application.

Name: _____
Please Print

Phone: _____

Address: _____

Email: _____

Signature: _____

Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: contractor to provide of the subject property.

services for tenants

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

Ujja Patel - 100% membership / financial interest /

signature authority for Backsheels, LLC

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? NA

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The owner of the subject property has contracted with Applicant for Applicant to provide carry-out food service on the subject property each Monday through Friday during lunch and early dinner hours for the finite term of said contract. Applicant owns a brand new kitchen trailer, which is mobile and regularly transported by use of Applicant's pick-up truck for purposes of fulfillment of various catering contracts whether for term or per event, and also for routine maintenance. At all times, services and storage will occur on private property. Applicant will not be hosting diners or otherwise provide seating facilities. No public diners will be solicited.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an 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).

Estimate 200 people per day, between the hours
11:00 am and 6:00 pm.

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

One full-time managing employee, 9:00 am to
6:00 pm, and one part-time employee to assist
from 11:00 am to 2:00 pm.

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

Day:
Monday - Friday

Hours:
11:00 am - 6:00 p.m.

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

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

Normal vocal communication from employees
to clients, normal air-conditioning and hood
system noise.

B. How will the noise be controlled?

This is standard operating noise - Applicant
will keep equipment in regular repair and normal
working condition.

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

Normal kitchen odors will emanate. Applicant will clean the facility and equipment daily and remove garbage daily.

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? (i.e. office paper, food wrappers)

Minor food scraps from the cooking process and ingredient packaging will be generated.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

one bag per day.

C. How often will trash be collected?

Trash will be removed daily.

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

Clients will carry food to consume in their offices and office building properties; however, Applicant will ensure the appropriate perimeter remains clean.

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:

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

B. 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? NA

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? NA

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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 nearby residents, employees and patrons?

Applicant shall engage local law-enforcement authorities to conduct a safety study, and comply with recommendations referenced.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

B. Where are off-street loading facilities located? loading will occur from Applicant's pick-up truck to trailer on private property.

C. During what hours of the day do you expect loading/unloading operations to occur?
9:00am - 6:00pm, Monday - Friday.

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

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?
210 sq. ft. (existing) + - sq. ft. (addition if any) = 210 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: kitchen trailer parked from time to time in designated area on subject property.

End of Application



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: 0 Outdoors: 0 Total number proposed: 0

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only)	_____ Yes	<u>X</u> No
Beer and wine — on-premises	_____ Yes	<u>X</u> No
Beer and wine — off-premises	_____ Yes	<u>X</u> No

3. Please describe the type of food that will be served:

Please see attached menu. Applicant intends to offer healthy, homestyle fare.

4. The restaurant will offer the following service (check items that apply):

_____ table service _____ bar X carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? NA

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 X No

If yes, please describe:

Parking impacts. Please answer the following:

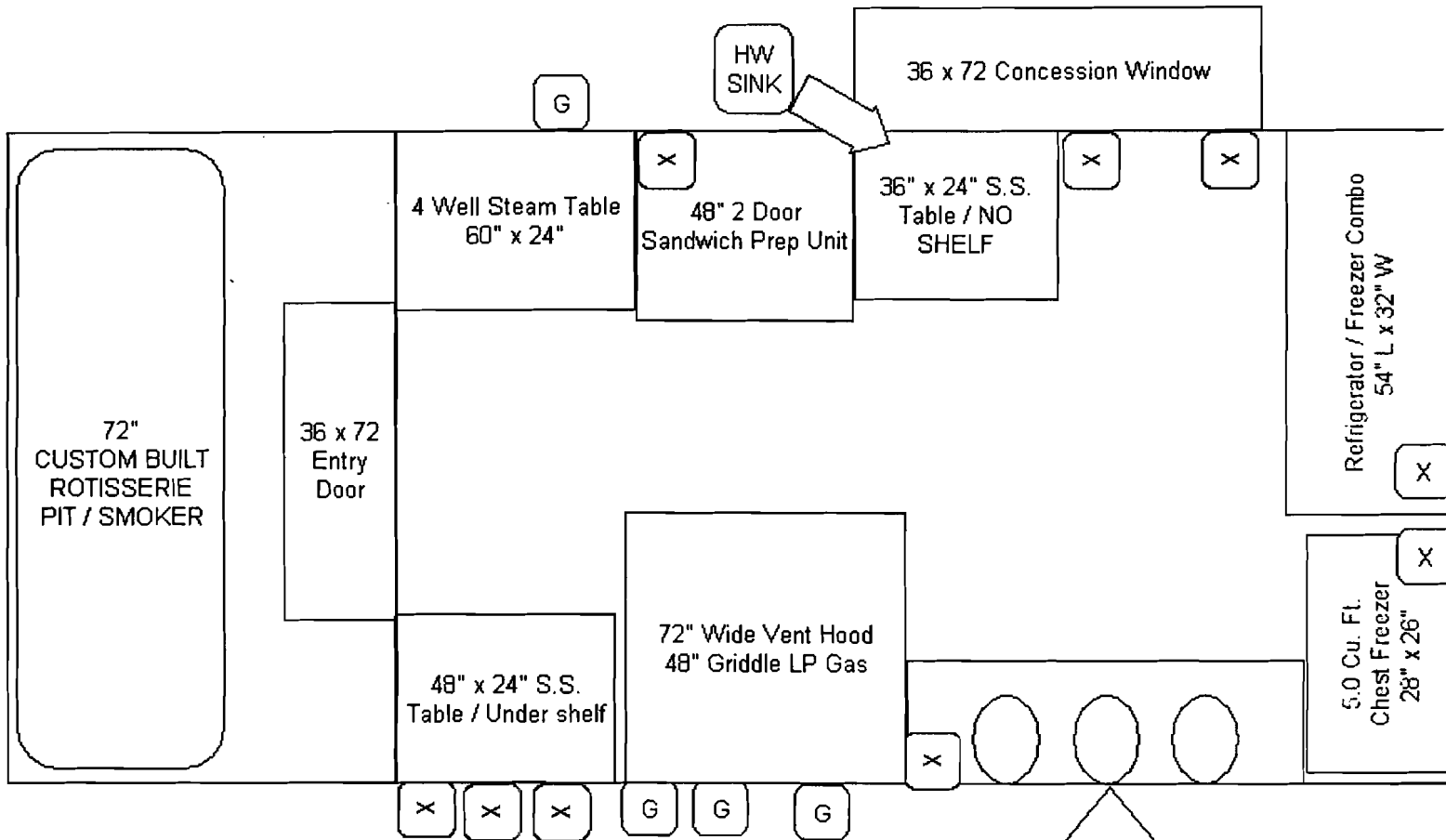
1. What percent of patron parking can be accommodated off-street? (check one) *NA - All clients walk from office space on same subject property.*
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least 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. *NA - Consumption within clients' office spaces.*

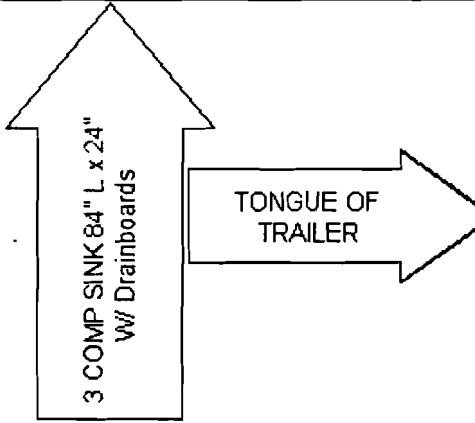
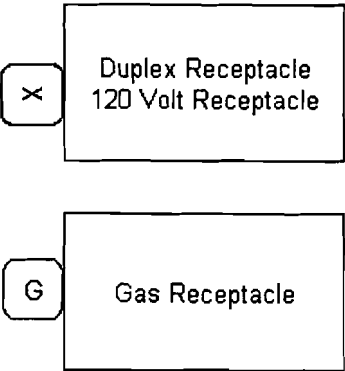
Alcohol Consumption and Late Night Hours. Please fill in the following information. *NA*

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
= _____ Maximum number of patrons
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

5/13/07



Backstreets, LLC
 7 x 29 x 76"
 Black
 20' Kitchen
 9' Deck
 1 x exterior flip-up counter
 30 GAL FW
 60 GAL WW
 13.5 BTU A/C "Coleman"
 ROTISSERIE
 Extend Tongue for 10KW GENSET
 2 x 40# LP Cylinders
 SMOKER
 ALL MEASUREMENTS ARE
 APPROXIMATE THEREFORE MAYBE
 SLIGHTLY INACCURATE.
 COPYRIGHT 2007 RV & TRAILER
 REPAIR, LLC
 FLOOR-PLAN #2



Welcome to Backstreets, your neighborhood kitchen on wheels

SUP2007-0127

Lunch on the Backstreets

Off the Griddle:

Philly Cheese-Steak.....	\$0.00
Ribeye	
Provolone or American Cheese, <i>and</i>	
Grilled Onions & Peppers	
Grilled Ham & Swiss.....	\$0.00

From the Sandwich Board:

Italian Hoagie.....	\$0.00
Ham & Salami	
Provolone or American Cheese	
Lettuce, Tomato, Onion, Hot Peppers, <i>and</i>	
Oil & Vinegar or Mayo	
Veggie Hoagie.....	\$0.00
Provolone, Swiss & American	
Avocado	
Lettuce, Tomato, Onion, Hot Peppers, <i>and</i>	
Oil & Vinegar or Mayo	
Rotisserie Chicken Salad Sandwich..	\$0.00
Pulled Pork Sandwich.....	\$0.00
Brisket BBQ Sandwich.....	\$0.00
Sliced Turkey Sandwich.....	\$0.00

Off the Rotisserie, with Two Sides du Jour:

Rotisserie Chicken Plate.....	\$0.00/plate
Pork Loin Plate.....	\$0.00/plate
Brisket Plate.....	\$0.00/plate

Soups du Jour.....	\$0.00/cup
Sides du Jour a la Cart.....	\$0.00/side
Bags of Chips.....	\$0.00/bag

Our family brings you Backstreets, and we hope you feel at home with us. We use only the freshest ingredients and cook only in the healthiest way we can to offer healthy and savory meals to our neighbors in Alexandria and throughout the metropolitan area.

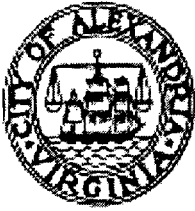
We hope you'll call on us for your catering needs. We offer the simple home-style fare you find here every day, but also specialty menus carefully planned to meet the style of your event. We cater for office functions, family gatherings, festivals and celebrations, and special occasions. Ulka will be happy to book your event, and Trip will be happy to help you plan your menu. Keep in touch!

BACKSTREETS, LLC

1261 North Van Dorn Street. Alexandria, Virginia 22304

Ulka Patel: (703) 798-7131

Trip Shriver: (703) 472-8181 21



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-00127

PROPERTY LOCATION: 2730 Eisenhower Avenue, Alex., VA. 22314

TAX MAP REFERENCE: 71.04-02-06 ZONE: _____

APPLICANT:

Name: Uika Patel, for Backstreets, LLC, a Virginia LLC

Address: 1261 N. Vandorn St., Alex., VA. 22304

PROPOSED USE: Regular location on private property per contract with property owner, of catering trailer for carry-out service to property tenants.

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THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

<u>Uika Patel</u>	<u>[Signature]</u>	<u>12/4/07</u>
Print Name of Applicant or Agent	Signature	Date
<u>1261 N. Vandorn St.</u>	<u>(703) 798-7131</u>	<u>(703) 684-0472</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alex. VA. 22304</u>	<u>uika.backstreets@yahoo.com</u>	
City and State	Zip Code	Email address

Recommended Approval 6-0 1-3-08	
ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: CC approved the PC recommendation	DATE: 1/12/08
7-0	