

EXHIBIT NO. 1

4
3-15-08

Docket Item # 4
SPECIAL USE PERMIT #2008-0002

Planning Commission Meeting
March 4, 2008

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

APPLICANT: David Gwathmey

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

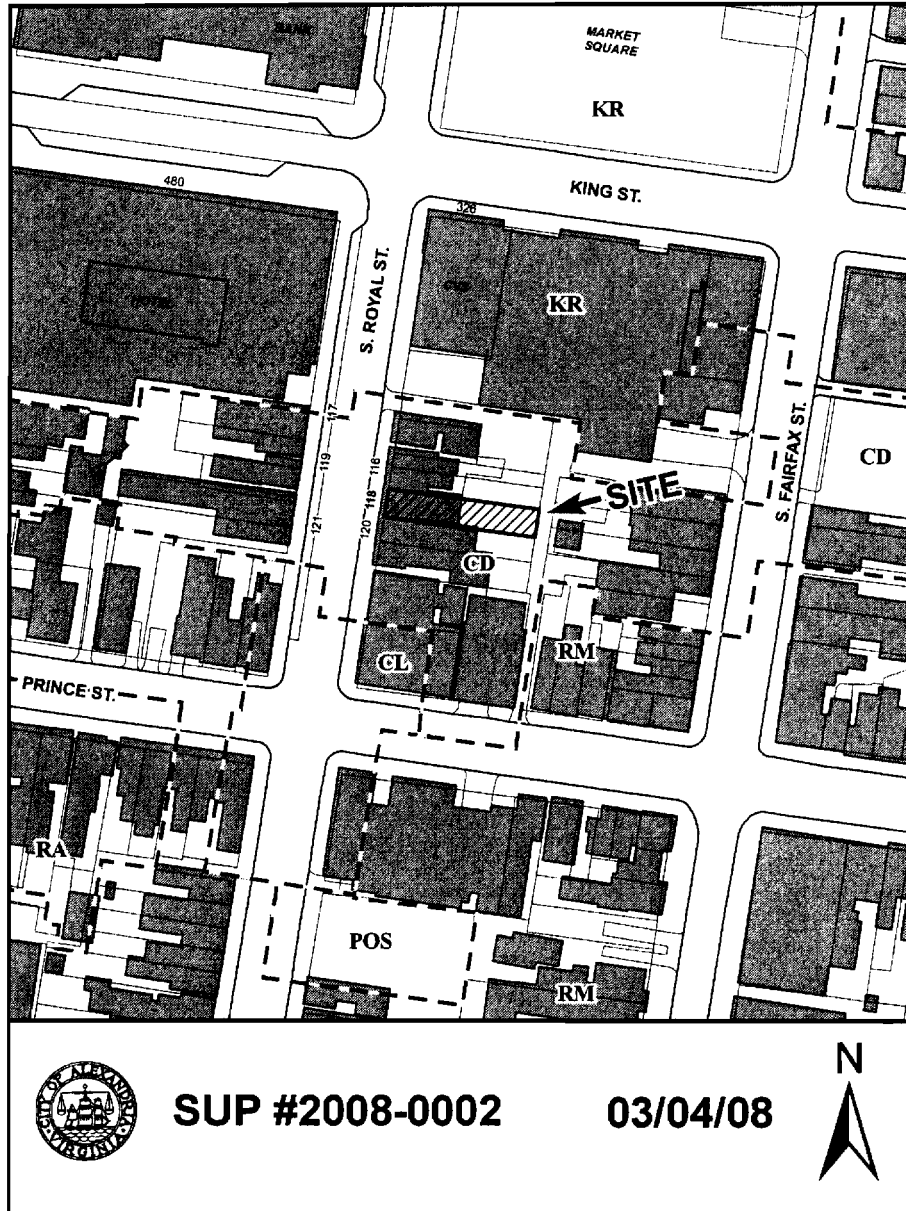
LOCATION: 118 S. Royal Street

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, MARCH 4, 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.



I. DISCUSSION

REQUEST

The applicant, David Gwathmey, requests special use permit approval for the operation of a restaurant located at 118 South Royal Street.

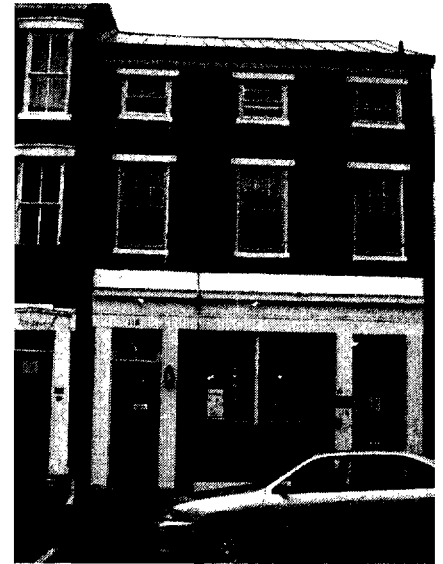
SITE DESCRIPTION

The subject property is one lot of record with 21 feet of frontage on South Royal Street, 113 feet of depth and a total lot area of 2,382 square feet. The site is developed with a townhouse office building. Access to the property is from South Royal Street.

The surrounding area is occupied by a mix of residential, retail and office uses. Immediately to the north is a vacant retail shop. To the south, east and west are townhouse office buildings.

BACKGROUND

The subject property is occupied with a retail store offering gourmet items such as wines, coffee, chocolate, truffles and glassware.



PROPOSAL

The applicant proposes to add a restaurant to the currently operating gourmet retail store. The proposed restaurant will offer cheese and antipasto plates, quiche, wraps, soups, salads and desserts. The applicant proposes to offer on premises sale of beer and wine in addition to the beer and wine currently offered for off premises consumption.

Hours: 7:00 am – 10:00 pm, daily

Number of seats: 24 indoor, 8 outdoor, 32 total

Alcohol: Off-premises beer and wine currently offered, on-premises beer and wine sales requested.

Noise: No noise impacts anticipated.

Trash/Litter: Trash will be collected 3 times a week or more if necessary, staff will control litter.

PARKING

According to Section 8-300(B) of the Zoning Ordinance, a restaurant in the Central Business District is not required to provide off-street parking.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CD/Commercial Downtown zone. Section 4-503(W) of the Zoning Ordinance allows a restaurant in the CD zone only with a special use permit.

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

II. STAFF ANALYSIS

Staff supports the proposed restaurant. The restaurant is a good fit with the existing gourmet shop and will help to promote the active pedestrian retail nature of the Central Business District. The lighter fare is a good compliment to the many full service destination restaurants in Old Town.

Staff has included the standard parking condition for Old Town requiring the applicant to direct patrons to the availability of parking. Although the applicant has only requested hours of 7:00 am to 10:00 pm daily, staff has conditioned the hours of 7:00 am to 1:00 am daily to provide greater flexibility and match the hours of other restaurants in Old Town.

With the following conditions, staff recommends approval.

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 7:00 am to 1:00 am, daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. 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)
5. The applicant shall direct patrons to the availability of parking at nearby garages and shall participate in a parking subsidy program by which the regular parking price is discounted. (P&Z)
6. The applicant shall comply with any requirements adopted as a part of a smoke-free restaurant ordinance. (P&Z)
7. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcohol may be served. All patrons must leave by one hour after the closing hour. (P&Z)
8. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
9. 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)
10. Use of loudspeakers or musicians outside of the restaurant shall be prohibited. (T&ES)
11. There shall be no loading or unloading activities between the hours of 11:00pm and 7:00am.
12. 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)
13. 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)

14. Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
15. 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)
16. 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 robbery readiness training for all employees. (Police)
17. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
18. 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: 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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 No trash cans present on 118 S. Royal St. side of the block. (T&ES)
- 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 Use of loudspeakers or musicians outside of the restaurant shall be prohibited. (T&ES)
- R-4 There shall be no loading or unloading activities between the hours of 11:00pm and 7:00am.
- R-5 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-6 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-7 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)

- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Any alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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-4 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- 5 Any configuration of proposed 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-6 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-7 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are not transferable.
- C-3 This facility must meet current Alexandria City Code requirements for food establishments. A final construction inspection has been completed by Environmental Health.
- C-4 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-5 Permits must be obtained prior to operation.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-7 Certified Food Managers must be on duty during all hours of operation.

- F-1 This facility is currently operating as Grape and Bean under an Alexandria Health Permit issued to Grape and Bean Inc.
- 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:

- F-1 No Comment

APPLICATION for SPECIAL USE PERMIT # 2008-0003

[must use black ink or type]

PROPERTY LOCATION: 118 South Royal Street Alexandria, VA 22314

TAX MAP REFERENCE: 74-03-06-05 ZONE: CD

APPLICANT Name: David Gwathmey

Address: 202 East Nelson Avenue Alexandria, VA 22301

PROPERTY OWNER Name: David & Holly Rosenfeld

Address: 1805 Mason Hill Drive Alexandria, VA 22301

PROPOSED USE: Restaurant

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

David Gwathmey

Print Name of Applicant or Agent

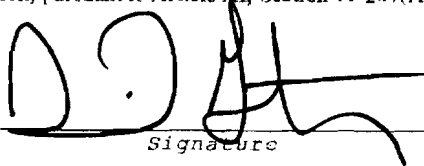
202 East Nelson Avenue

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code


Signature

703-965-3761

Telephone #

Fax #

December 27, 2007

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Grace Period Granted until 1-4-07 - Kendra Jacobs

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 118 South Royal Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Restaurant use as
(use)
described in this application.

Name: Holly Rosenfeld
Please Print

Phone 703-768-4937

Address: _____

Email: _____

Signature: Holly Rosenfeld

Date: 12/31/07

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: _____ of the subject property.

SEE
ATTACHED

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.

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

1. The applicant is (*check one*) ☐ the 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.

David Gwathmey & Sheera Rosenfeld (co-owners and operators)

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 8½" x 14" or smaller. Twenty-four copies are required for larger plans or 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, including 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)

Grape + Bean is a locally owned business concept created by long-time Alexandria residents David Gwathmey and Sheera Rosenfeld. Grape + Bean, opens as a specialty gourmet shop in January 2008, offering wines from around the world, single-origin whole bean coffees, custom brewed coffee and food items such as cheeses, cured meats, chocolate, oils, truffles, in addition to glassware and coffee brewing equipment. Applicant requests SUP approval to operate Grape + Bean a restaurant with food and wine service with seating for up to 24 patrons indoors and seating for 8 outdoors. The type of food that will be served will be cheese plates, antipasto plates, quiche, wraps, soups, salads, and desserts. Applicant requests approval to continue to offer off-premises wine (and beer) sales in addition to on premises wine and beer service.

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).
Proposed hours of operation are 7am-10pm daily. An estimated 100-125 patrons will be served throughout the day
- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
Up to four employees will be present at anytime and between the hours of 6am-11pm
6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|-----------------|----------|
| Day: | Hours: |
| Monday - Sunday | 7am-10pm |
7. Please describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Very low level noise from coffee grinder, coffee maker, and juicer. No undue noise impacts anticipated.

B. How will the noise from patrons be controlled?

No undue noise impacts anticipated.

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

There will be no odors emanating from the business

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?

Some paper, coffee grounds, fruit pulp, food scraps and recyclable material such as bottles and cardboard.

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

1-3 bags of garbage and varying amounts of recyclables.

C. How often will trash be collected?

Three times weekly or more as necessary.

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

Garbage cans for patrons will be provided inside and outside of the establishment and monitored by staff.

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:

N/A

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:

N/A

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

A monitored alarm system will be used to alert local authorities of security or fire emergencies. We will also work with the Alexandria Police Department to identify and mitigate any safety concerns.

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.

Existing business use is permitted to sell wine and beer off-premises. Proposed use is to offer on and off premises sales of wine and beer in accordance with on/off premises licensee requirements issued by the VA Department Alcoholic Beverage Control.

No mixed drinks will be sold.

40 oz beers, single serving wines (187 ounce bottles), wine coolers, malt liquor or any other small container alcoholic beverages will not be sold.

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?

According to Section 8-300 (B) of the Zoning Ordinance, parking provisions do not apply restaurants located within the Central Business District

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

N/A

- C. Where is required parking located? N/A

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

N/A

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? None

- B. How many loading spaces are available for the use? None

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

There are two on-street commercial loading zones within approximately 100 feet north of this location. (one on South Royal Street and one on Prince Street

Special Use Permit # 2008-0002

D. During what hours of the day do you expect loading/unloading operations to occur?
9am-12pm

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

2-3 times daily; 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?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

1000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1000 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: _____



APPLICATION

RESTAURANT

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

- How many seats are proposed?
Indoors: 24 Outdoors: 8 Total number proposed: 32
- Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) Yes ☒ No
Beer and wine — on-premises ☒ Yes No
Beer and wine — off-premises ☒ Yes No
- Please describe the type of food that will be served:
cheese plates, antipasto plates, quiche, wraps, soup, salads,
desserts.
- The restaurant will offer the following service (check items that apply):
☒ table service ☒ bar ☒ carry-out delivery
- If delivery service is proposed, how many vehicles do you anticipate? n/a
Will delivery drivers use their own vehicles? n/a Yes n/a No
Where will delivery vehicles be parked when not in use?
n/a
- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
☒ Yes No
If yes, please describe:
small ensemble groups (2-4 member groups) playing acoustic music.

Parking impacts. Please answer the following:

- What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☐ 50-74% *n/a*
 - ☐ 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% *n/a*
 - ☐ 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.

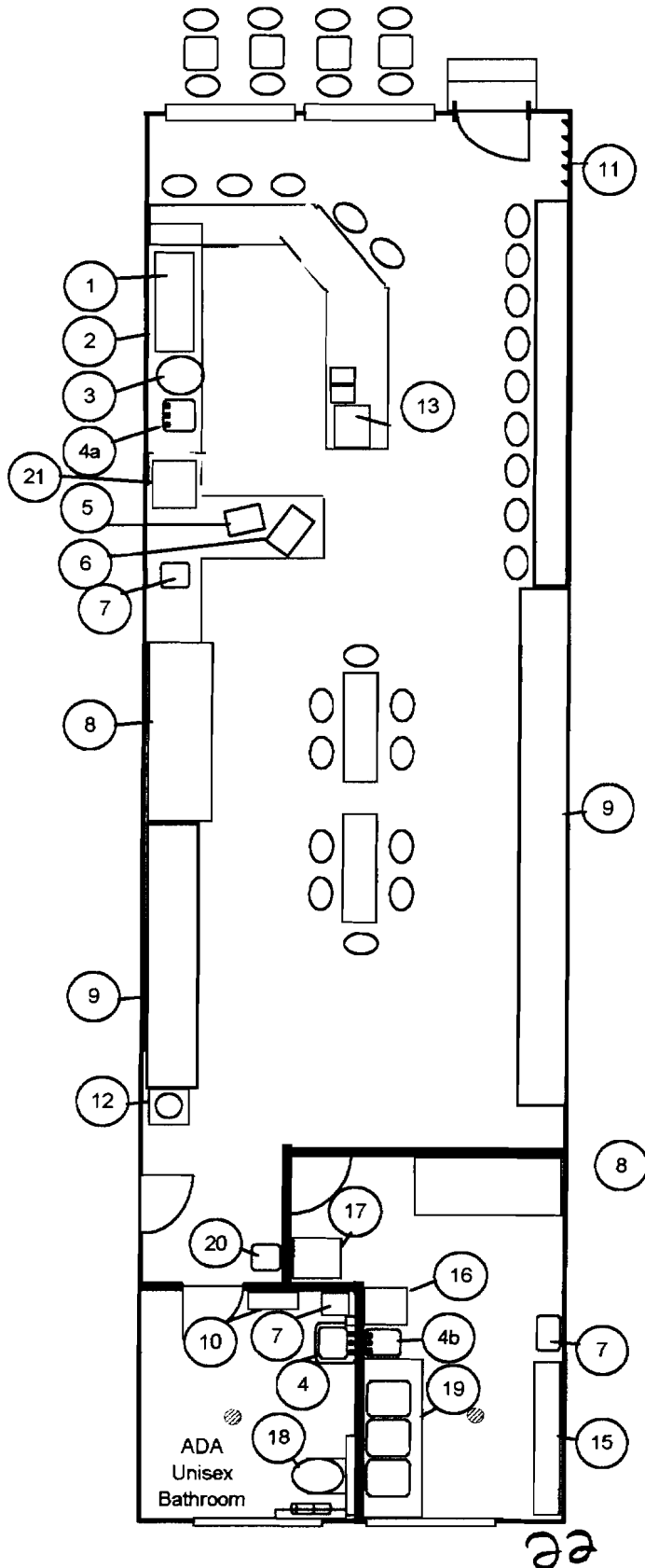
- Maximum number of patrons shall be determined by adding the following:

27	Maximum number of patron dining seats
+	5 Maximum number of patron bar seats
+	10 Maximum number of standing patrons
=	42 Maximum number of patrons
- 4 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

21

South Royal Street

Sidewalk



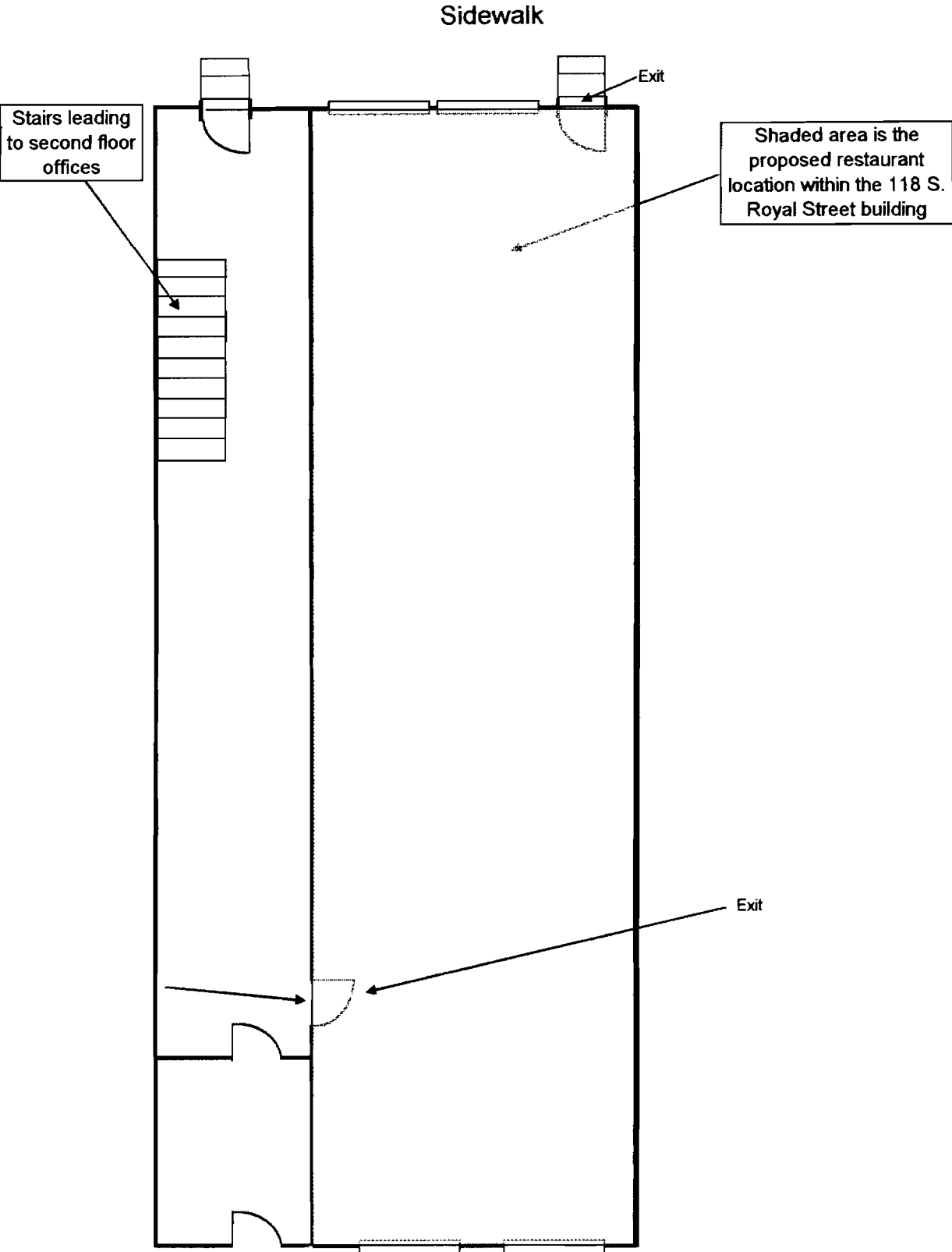
Equipment Schedule

- 1 Table-top Wine Coolers
- 2 Under-counter Refrigerator
- 3 Fruit/Vegetable Juicer
- 4 Hand Sink
- 5 Coffee Grinder
- 6 Clover Coffee Machine
- 7 Garbage Can
- 8 Reach-in Cooler
- 9 Merchandise Shelving
- 10 Towel Dispenser
- 11 Coat Hooks
- 12 Rapid Wine Chiller
- 13 Computer, LCD, Phone
- 15 Storage Shelving
- 16 Ice Machine
- 17 Floor Mop Sink
- 18 W/C
- 19 3 Comp Sink
- 20 ADA Drinking Fountain
- 21 Turbo Chef Oven

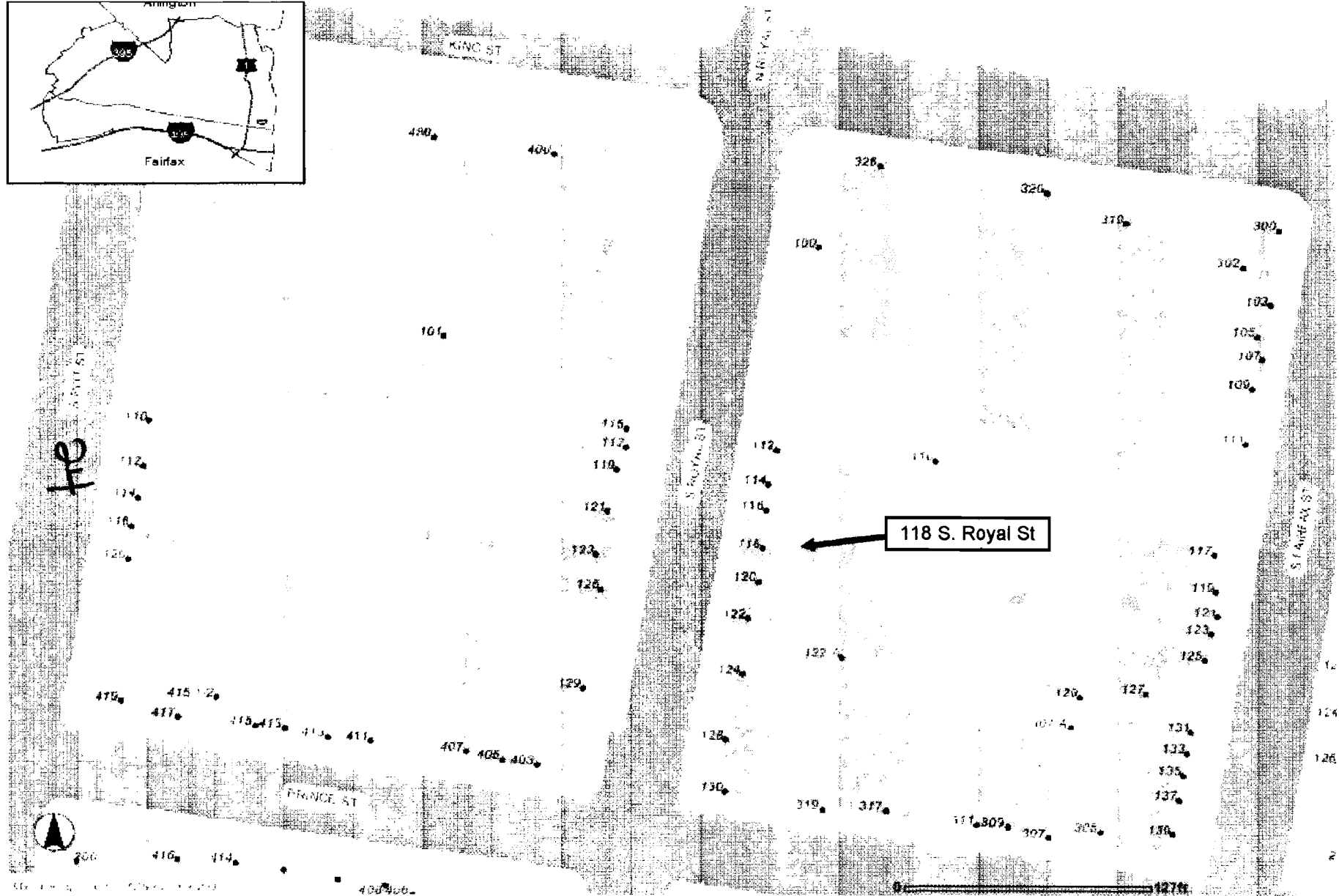
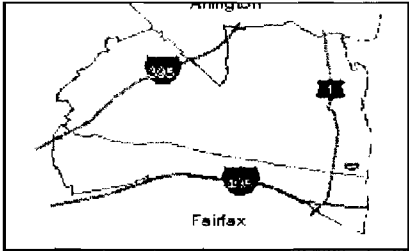
118 South Royal St.
Alexandria, VA 22314
Grape + Bean
David Gwathmey

South Royal Street

SUPA008-0002



Grape + Bean
Applicant: David Gwathmey + Sheera Rosenfeld
118 South Royal Street
Alexandria, VA 22314
800 Square Feet



5/19/2008-2009

APPLICATION for SPECIAL USE PERMIT # 2008-0003

[must use black ink or type]

PROPERTY LOCATION: 118 South Royal Street Alexandria, VA 22314

TAX MAP REFERENCE: 74-02-06-05 ZONE: CD

APPLICANT Name: David Gwathmey

Address: 202 East Nelson Avenue Alexandria, VA 22301

PROPERTY OWNER Name: David & Holly Rosenfeld

Address: 1805 Mason Hill Drive Alexandria, VA 22301

PROPOSED USE: Restaurant

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

David Gwathmey

Print Name of Applicant or Agent

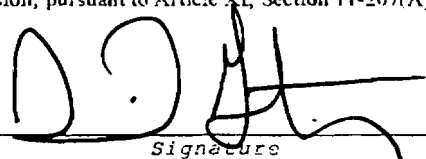
202 East Nelson Avenue

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code


Signature

703-965-3761

Telephone #

Fax #

December 27, 2007

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 3-3-08

ACTION - CITY COUNCIL CC approved PC recommendation 7-0 3/15/08

Grace Period Granted until 1-4-07 - Kendra Jacobs

up to two cents per one hundred dollars of valuation .

Council Action : _____

REPORTS OF BOARDS , COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

6. DEVELOPMENT SPECIAL USE PERMIT #2004-0033

2712 DUKE STREET

ANIMAL HOSPITAL

Public Hearing and Consideration of a request for a development special use permit, with site plan and subdivision, to construct an animal hospital; zoned CG/Commercial General . Applicant: Duke Street, LLC by Duncan Blair , attorney

PLANNING COMMISSION ACTION : Recommend Approval w /amendments 7-0

City Council approved the Planning Commission recommendation with the addition of language stating that the applicant agrees to assist the City in the maintenance of the bus shelter by advising of deficiencies and participating in the cleaning of litter and debris that may be located in the area .

Council Action : _____

7. MASTER PLAN AMENDMENT #2006-0005

BRADDOCK ROAD METRO SMALL AREA PLAN AMENDMENT

Public Hearing and Consideration of a request for a revision of, supplement to, and amendment of the Braddock Road Metro Station Small Area Plan chapter of the Master Plan, to include the Braddock Metro Neighborhood Plan. Staff: Department of Planning and Zoning

PLANNING COMMISSION ACTION : Recommend Approval 7-0

City Council approved the Planning Commission recommendation with amendments to page 79 of the original Braddock Road Metro Small Area Plan bottom left column stating, "The possibility of Montgomery Street as a transit route between the Braddock Metro station and other north -south routes should also be explored . Although this one-way street is currently used as a DASH route, the future redevelopment of the blocks along both sides of Montgomery Street create an opportunity to redesign it as both more pedestrian - and transit-friendly" and with the directive to staff to bring to Council a mechanism of implementation of the plan that strongly includes the community in the process .

Council Action : _____

8. REZONING #2007-0005

MASTER PLAN AMENDMENT #2007-0002

CDD DEVELOPMENT CONCEPT PLAN #2007-0002

TEXT AMENDMENT #2008-0002