

Docket Item #9  
SPECIAL USE PERMIT #2007-0067

Planning Commission Meeting  
September 6, 2007

**ISSUE:** Consideration of a request for a special use permit to add outdoor seating to an existing Duñkin' Donuts/Baskin-Robbins.

**APPLICANT:** JBAR, Inc.  
by Jerome Johnson

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

**LOCATION:** 3050 Duke Street

**ZONE:** CG/Commercial General

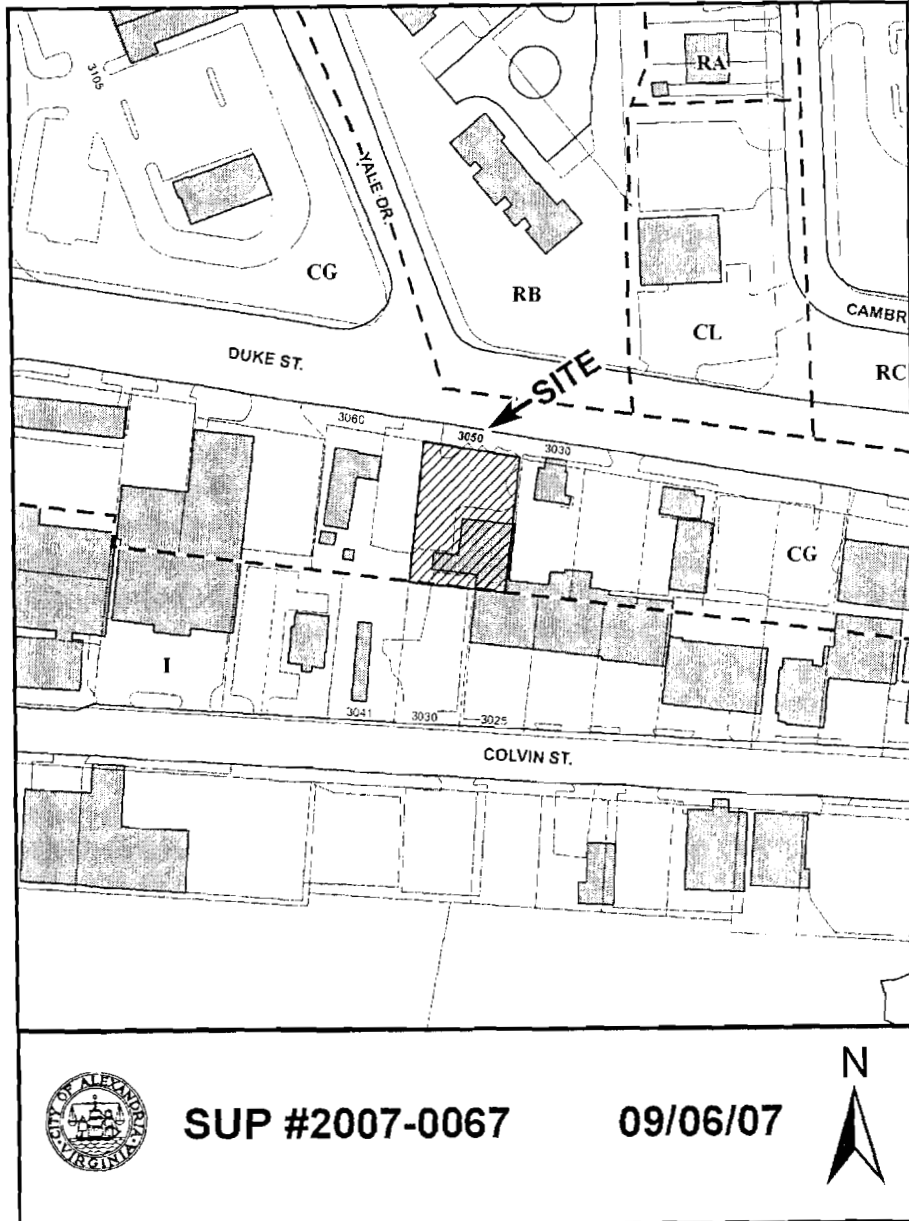
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**PLANNING COMMISSION ACTION, SEPTEMBER 6, 2007:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

SUP #2007-0067  
3050 Duke Street



SUP #2007-0067

09/06/07



**I. DISCUSSION**  
REQUEST

The applicant, JBAR Inc., requests an amendment to their Special Use Permit to allow outdoor seating at the Dunkin' Donuts restaurant located at 3050 Duke Street.

SITE DESCRIPTION

The subject property is one lot of record with approximately 75 feet of frontage on Duke Street, approximately 100 feet of depth and a total lot area of approximately 7,593 square feet. The site is developed with a one story building and 11 parking spaces.



The surrounding area is occupied by a mix of commercial, industrial and residential uses. To the north across Duke Street is an ARHA housing development, Alexandria Commons Shopping Center and a 7-11 convenience store. To the south are warehouse buildings. To the east is an automobile sales business. To the west is Kenny's Barbecue restaurant.

BACKGROUND

On November 18, 1978, City Council granted Special Use Permit #1212 to Danish, Inc., t/a Mister Donut, for the operation of a restaurant. The restaurant was approved to operate 24 hours a day and to provide a total of 32 seats. On December 16, 2000, City Council approved Special Use Permit # 2000-0121 for the expansion of the Dunkin' Donuts, to include a walk-up window. A condition of SUP #2000-0121 was that there be no outdoor dining facilities. On March 13, 2006, staff administratively approved Special Use Permit #2006-0014 for the change of ownership to JBAR Inc. The business now operates as a Dunkin' Donuts and Baskin-Robins restaurant.

On July 25, 2007, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found the applicant in violation of condition 3, prohibiting outdoor dining.

PROPOSAL

The applicant proposes to shift up to 12 of his indoor seats to outdoor dining. There is no proposal to increase overall seating or any other aspects of the restaurant.

Hours: 24 hours, 7 days a week

Number of seats: 32

Noise: No adverse impacts anticipated or observed

Trash/Litter: Commercial trash collection twice a week, staff patrols property

#### 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 32 seats is required to provide eight off-street parking spaces. There are 11 parking spaces provided for the existing restaurant.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial general zone. Section 4-403(Y) of the zoning ordinance allows a restaurant in the CG zone only with a special use permit.

The proposed use is consistent with the Taylor Run/Duke Street small area plan chapter of the Master Plan which designates the property for commercial use.

## **II. STAFF ANALYSIS**

Staff supports the requested amendment to the special use permit. The restaurant has space in the front for tables and chairs without reducing the parking. Ice cream shops commonly have outdoor seating areas and this location can provide such seating with no physical alterations to the site.

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 business or entity in which the applicant has a controlling interest. (P&Z)(SUP2000-0121)
2. Seating shall be provided for no more than 32 patrons. (P&Z)(SUP2000-0121)
3. **CONDITION DELETED BY STAFF:** ~~No outside dining facilities shall be located on the premises. (P&Z)(SUP2000-0121)~~
4. No live entertainment shall be provided at the restaurant. (P&Z)(SUP2000-0121)

5. The restaurant is permitted to operate 24 hours a day. (P&Z)(SUP2000-0121)
6. No alcohol sales are permitted. (P&Z)(SUP2000-0121)
7. No pay telephones shall be installed on site. (P&Z)(SUP2000-0121)
8. No food, beverages, or other material shall be stored outside. (P&Z)(SUP2000-0121)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)(SUP2000-0121)
10. 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)(SUP2000-0121)
11. The applicant shall install at least one trash container within the restaurant for customers' use. (P&Z)(SUP2000-0121)
12. The applicant shall obtain, at its expense, one City trash container model 2701-SP for installation on the adjacent public right-of-way and shall contact the T&ES Solid Waste Division at (703)751-5130 for information. (T&ES)(P&Z)(SUP2000-0121)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)(SUP2000-0121)
14. The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)(SUP2006-0014)
15. No amplified sound shall be audible at the property line. (P&Z)(SUP2000-0121)
16. The applicant shall require that its employees who drive to work use off-street parking. (P&Z)(SUP2000-0121)
17. 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 prior to the completion of renovations. (Police)(SUP2000-0121)

18. A minimum of two foot candles of lighting shall be maintained in the parking lot. (Police)(SUP2000-0121)
19. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z)(SUP2000-0121)
20. The dumpster shall be screened with a solid wood fence and shall be maintained in good condition. (P&Z)(SUP2000-0121)
21. The applicant shall install and maintain landscaping along the Duke Street frontage of the property as depicted on staff's plan to the satisfaction of the Director of Planning and Zoning and the City Arborist. All landscaping shall be installed by November 18, 2001. (P&Z)(SUP2000-0121)
22. The applicant may retain the existing noncomplying sign until the City adopts streetscape standards and design guidelines for Duke Street that incorporate a new approach for signage at this location. The applicant shall remove the existing sign and replace it with a monument sign consistent with the guidelines within six months of their adoption. (PC)(SUP2000-0121)
23. The Director of Planning and Zoning shall review the special use permit one year after approval 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, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(SUP2000-0121)
24. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z)(SUP2006-0014)
25. **CONDITION ADDED BY STAFF:** The applicant shall comply with any requirements adopted as a part of a smoke-free restaurant ordinance. (P&Z)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Richard Bray, Urban Planner.

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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.
- 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.
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.
- 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- 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.
- R-6 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.
- R-7 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.

- 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 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-2 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- F-1 This facility is currently operating as Dunkin' Donuts under an Alexandria health permit issued to JBAR, Inc.
- C-2 Food must be protected to the point of service.
- C-3 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-4 Permits or approval must be obtained prior to use of new area(s).



C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.

C-6 Certified Food Managers must be on duty during all hours of operation.

Parks & Recreation:

F-1 No comment

Police Department:

F-1 The Police Department has no objections to the amendment to allow for outdoor seating.



# APPLICATION

**SPECIAL USE PERMIT #** 2007-0067

**PROPERTY LOCATION:** 3050 DUKE Street  
**TAX MAP REFERENCE:** 061.04-01-14 **ZONE:** CG

**APPLICANT**

Name: JBAR INC  
Address: ~~12739~~ 12139 Purdham PK Woodbridge VA 22192

**PROPERTY OWNER**

Name: Jerome Johnson  
Address: 12739 Purdham Dr Woodbridge VA 22192

**PROPOSED USE:** Amendment of condition #3 to allow outdoor dining

[ ] **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.

Jerome Johnson  
Print Name of Applicant or Agent  
12739 Purdham Drive  
Mailing/Street Address  
Woodbridge VA 22192  
City and State Zip Code

[Signature]  
Signature  
703 590 2355  
Telephone # Fax #  
john58195@aol.com  
Email address  
26 Jun 07  
Date  
Date & Fee Paid: \$ \_\_\_\_\_

Application Received: by KMT 7/10/07

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

ACTION - PLANNING COMMISSION: \_\_\_\_\_  
ACTION - CITY COUNCIL: \_\_\_\_\_

Resubmit full package no later than July 3, 2007 to be included on September's docket. Kendy [Signature]  
Application SUP.pdf  
4/1/06 Pnz\Applications, Forms, Checklists\Planning Commission  
#10

SUP # 2007-0067

**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.

JBAR, INC

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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.

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**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.)

Request to amend Condition # 3,  
of SUP 2006-0014 (out during)

**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).

30 per hour

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

7

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

Day: 7

Hours: 24 per day

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- NONE

- B. How will the noise from patrons be controlled?
- NONE

SUP # 2007-0067

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

NONE

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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?

RESTAURANT TRASH

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

4 BAGS / DAY

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C. How often will trash be collected?

twice a week

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

trash will be picked up every hour

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

[ ] Yes.  No.

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

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SUP # 2007-0067

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:

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

Fire prevention

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### 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.

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### 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?

1 space per four seats

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

- 22 ~~24~~ Standard spaces
- Compact spaces
- 2   Handicapped accessible spaces.
- Other.

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

- on-site
- off-site

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

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

one

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

C. Where are off-street loading facilities located? none

\_\_\_\_\_

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

early morning

\_\_\_\_\_

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

once a week

\_\_\_\_\_



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

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**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?

2200  
~~2000~~ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 2200 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: \_\_\_\_\_

SUP # 1007-0067



# 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: 20      Outdoors: 12      Total number proposed: 32

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:  
Ice Cream, Coffee, Doughnuts

4. The restaurant will offer the following service (check items that apply):  
\_\_\_\_\_ table service      \_\_\_\_\_ bar       carry-out      \_\_\_\_\_ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A  
Will delivery drivers use their own vehicles?      \_\_\_\_\_ Yes      \_\_\_\_\_ No  
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
\_\_\_\_\_ Yes       No  
If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_

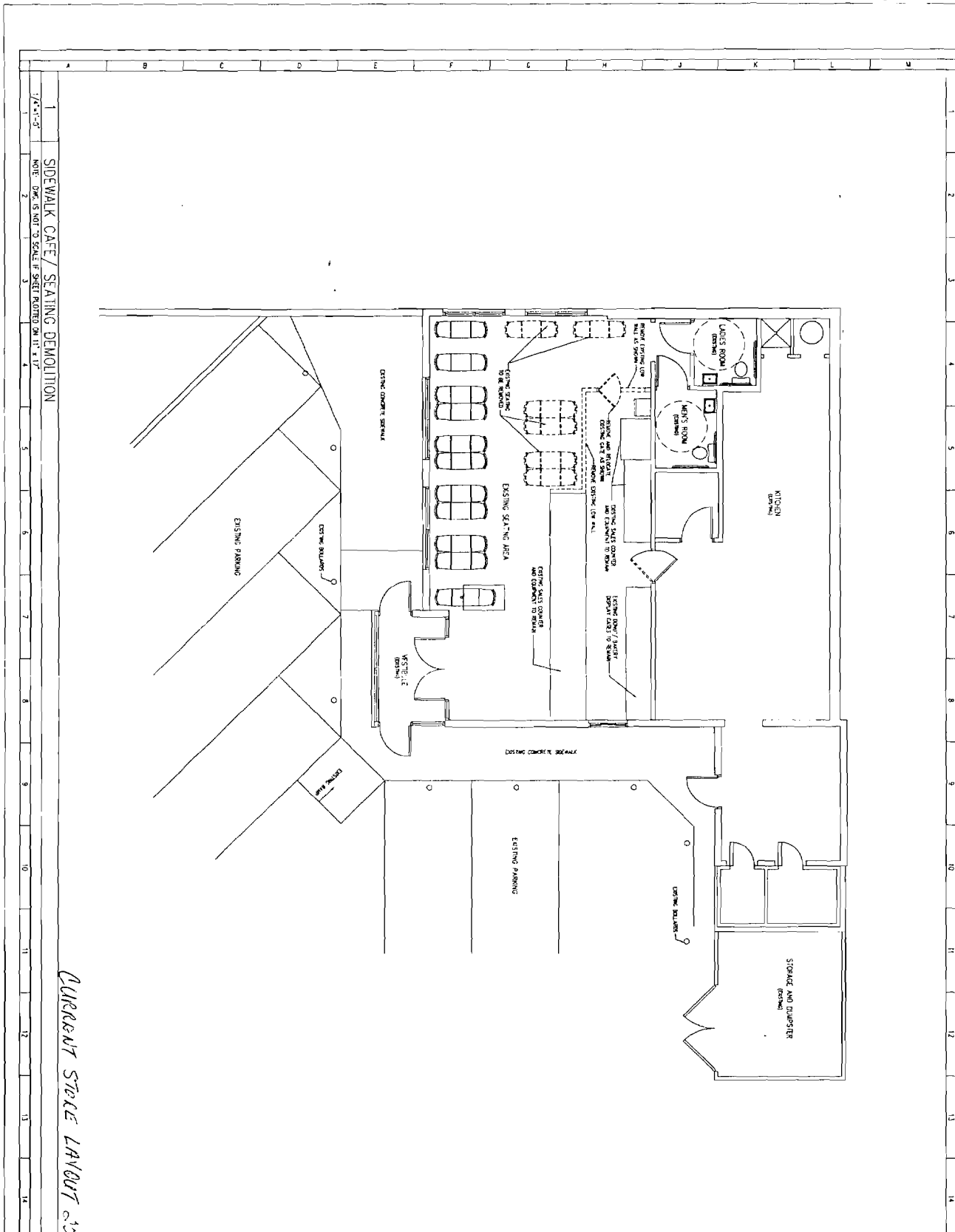
**Parking impacts.** Please answer the following:

- 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:  
    32 Maximum number of patron dining seats  
+     \_\_\_\_\_ Maximum number of patron bar seats  
+     \_\_\_\_\_ Maximum number of standing patrons  
=     32 Maximum number of patrons
  
- 2. 7 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 (24 hours)
  
- 4. Alcohol Consumption (check one)  
 High ratio of alcohol to food  
 Balance between alcohol and food  
 Low ratio of alcohol to food (None)



CURRENT STORE LAYOUT 2015

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS INC. UNDER RESTRICTED ACCESS.

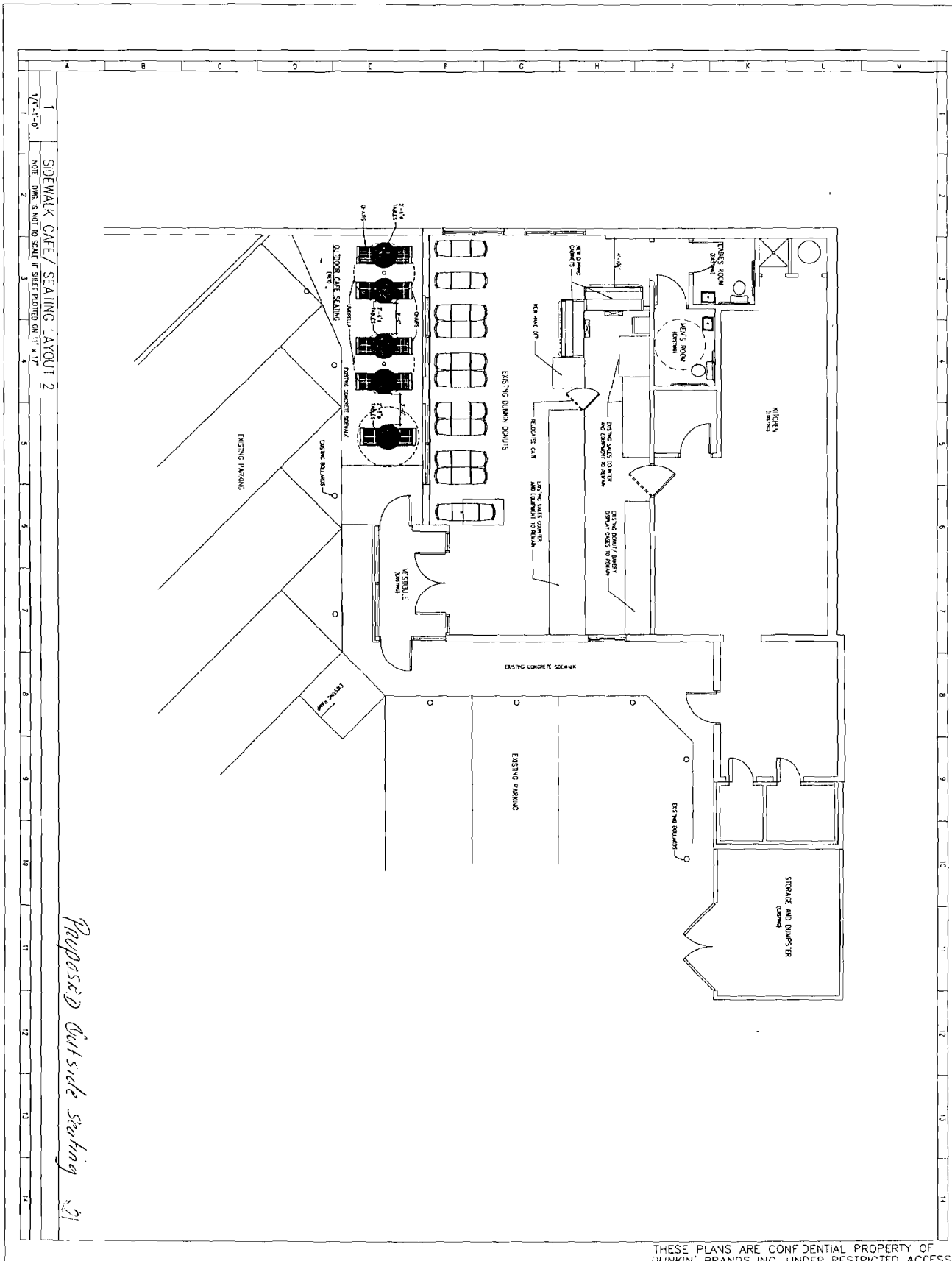
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D-1	3050 DUKE ST., ALEXANDRIA, VA 22314	DATE	01/04/07	<small>IF ANY PART OF THIS PLAN IS TO BE USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small>
	PROPOSED SIDEWALK DEMOLITION PLAN	SCALE	AS NOTED	
	PC NUMBER	DRAWN	CMA	
		CAD	BC	
		PROJ. NO.	06 002 8194	

**GRANDSON STORES, INC.**  
GDS +, INC.

**DUNKIN' DONUTS** **BASKIN-ROBBINS**

SUP 2007-0067



*Proposed Outside Seating*

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS INC. UNDER RESTRICTED ACCESS

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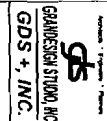
3050 DUKE ST., ALEXANDRIA, VA 22314  
**PROPOSED SIDEWALK/  
 INTERIOR LAYOUT**  
 PC NUMBER

NO.	DESCRIPTION	DATE

DATE	SCALE
01/04/01	AS NOTED
DRAWN	CMA
CHEK	JG
PRJ NO	04.002.004

NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF GRANDISON STUDIO, INC. THESE PLANS ARE THE PROPERTY OF GRANDISON STUDIO, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

**GRANDISON STUDIO, INC.**  
**GDS +, INC.**



**DUNKIN' DONUTS**  
**BASKIN ROBBINS**  
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SUP 2007-0067

2



# APPLICATION



**SPECIAL USE PERMIT #** 2007-0067

**PROPERTY LOCATION:** 3050 DUKE Street  
**TAX MAP REFERENCE:** 061.04-01-14 **ZONE:** CG

**APPLICANT**

Name: JBAR INC  
Address: ~~12739~~ 12139 Purdham PK Woodbridge, VA 22192

**PROPERTY OWNER**

Name: Jerome Johnson  
Address: 12739 Purdham Dr Woodbridge VA 22192

**PROPOSED USE:** Amendment of condition #3 to allow outdoor dining

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[ ] **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.

Jerome Johnson  
Print Name of Applicant or Agent  
12739 Purdham Drive  
Mailing/Street Address  
Woodbridge VA 22192  
City and State Zip Code

[Signature]  
Signature  
703 590 2355  
Telephone # Fax #  
John 58195@aol.com  
Email address  
26 Jun 07  
Date  
Date & Fee Paid: \$ \_\_\_\_\_

Applicant Received: [Signature] 7/10/07

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

ACTION - PLANNING COMMISSION by unanimous consent, recommended approval 9-6-07  
ACTION - CITY COUNCIL: 9/15/07 - CC approved PC recommendation 7-0

Resubmit full package no later than July 3, 2007 to be included on September's docket. Kennedy  
Application SUP.pdf  
4/1/06 Prnz\Applications, Forms, Checklists\Planning Commission  
#10