

EXHIBIT NO. 1

6  
9-15-07

Docket Item #5  
SPECIAL USE PERMIT #2007-0054

Planning Commission Meeting  
September 6, 2007

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

**APPLICANT:** Garcia & Martinez, Inc.  
by Mercedes Garcia & Jesus Martinez

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

**LOCATION:** 4926-A Eisenhower Avenue

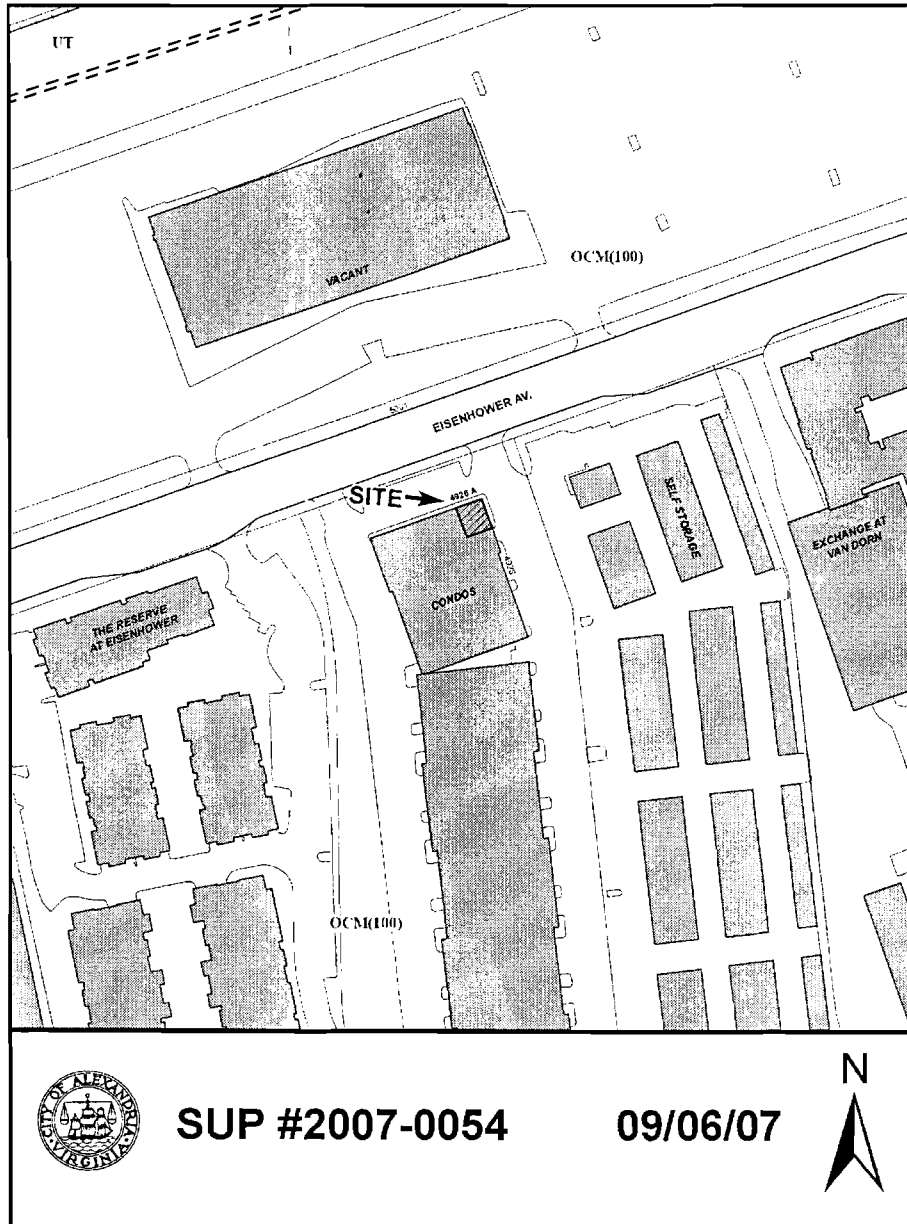
**ZONE:** OCM(100)/Office Commercial Medium

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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.



## I. DISCUSSION

### REQUEST

The applicants, Mercedes Garcia & Jesus Martinez, Garcia & Martinez, Inc., request special use permit approval for the operation of a restaurant with carry-out located at 4926-A Eisenhower Avenue.

### SITE DESCRIPTION

The subject property is part of one lot of record with 455 feet of frontage on Eisenhower Avenue, a depth of approximately 795 feet and a total lot area of 8.529 acres. Access to the property is from Eisenhower Avenue. The site is developed according to Site Plan #80-0032, with the 'Build America Six' Industrial Park, a one-story warehouse with 150,000 square feet of floor area, 335 parking spaces, and more than 40 units, occupied by a variety of retail, light industrial/manufacturing, auto repair, storage and restaurant uses. The 1,800 square foot space is located on the front of the building facing Eisenhower Avenue, and is currently vacant.



The site is surrounded by commercial, industrial, auto related, storage, and residential uses. The railroad tracks abut the site to the south, an office building is located on the north side of Eisenhower Avenue, a self-storage lot is adjacent to the warehouse complex to the east and multi-family residential buildings to the west.

### BACKGROUND

Previously, the commercial space was occupied by Harmon Auto Glass. On July 24, 2007, staff inspected the property and found the space currently vacant.

### PROPOSAL

The applicants propose to operate a deli restaurant and carry-out. The applicants propose to offer coffee, pastries and cold sandwiches. The specific aspects of the restaurant are proposed by the applicant are as follows:

- Hours: 5:30 A.M. to 4:30 P.M, Monday - Saturday
- Number of seats: 16
- Noise: No noise impacts are anticipated.

- Trash/Litter: Expected trash types include plastic and paper bags, used cups and utensils, as well as food residuals. Trash and garbage will be deposited and stored in existing dumpsters for the complex until collected by a commercial collector at least 5 days a week.
- Alcohol: The applicants do not plan to sell alcohol.
- Delivery Service: The applicants propose carry-out in addition to dining in, but do not propose delivery service.

#### PARKING

According to Section 8-200(A) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 16 seats will be required to provide four off-street parking spaces. An inspection of the property found that four parking spaces are reserved for the tenant space.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM(100), Office Commercial Medium 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 Landmark/ Van Dorn Small Area Plan chapter of the Master Plan which designates the property for commercial use.

## **II. STAFF ANALYSIS**

Staff has no objection to the proposed restaurant and carry-out to be located at 4926-A Eisenhower Avenue. The applicant anticipates that a majority of its patrons will be from the surrounding offices and businesses. The proposed use will provide a useful service and is compatible with the surrounding commercial uses.

Therefore, staff recommends approval of the special use permit to operate a restaurant with carry-out.

## **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 between 5:30 A.M. and 10:00 P.M., daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The seating capacity shall be limited to 16 seats. (P&Z)
5. No alcohol service shall be permitted. (P&Z)
6. No live entertainment shall be provided at the restaurant. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. 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)
9. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
10. 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)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
13. 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)

14. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
15. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees. (P&Z)
16. 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)
17. 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)
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, 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 A **new** fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 Any proposed alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-4 The following code requirements apply where food preparation results in the development of grease laden vapors:
  - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-5 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.



Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 Five sets of plans 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 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 and Recreation:

- F-1 No comments.

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 a robbery readiness program for all employees.
- F-1 The applicant is not seeking an A.B.C. permit. The Police Department concurs.



# APPLICATION

**SPECIAL USE PERMIT #** 2007-0054

**PROPERTY LOCATION:** 4926-A EISENHOWER AVE, ALEXANDRIA, VA.

**TAX MAP REFERENCE:** 68-04-01-14 **ZONE:** \_\_\_\_\_

**APPLICANT**

Name: MERCEDES GARCIA & JESUS MARTINEZ

Address: 5801 MERTON CT #280 ALEXANDRIA VA 22311

**PROPERTY OWNER**

Name: Lehman Group LLC  
METROPOLITAN ASSLP (with logo) 6207 Old Leece Mill Ct  
MANAGEMENT 703-451-9100 Springfield VA  
2015

Address: 40

**PROPOSED USE:** CAFE DELI STYLE RESTAURANT

" BELLANISTA GRILL "

[ ] **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.

MERCEDES GARCIA

Print Name of Applicant or Agent

5801 MERTON ST. #280

Mailing/Street Address

ALEXANDRIA, VA. 22311

City and State Zip Code

*Martinez*

Signature

7036088998 7035252903

Telephone # Fax #

Email address

06/28/07

Date

Application Received: \_\_\_\_\_

Date & Fee Paid: \$ \_\_\_\_\_

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

SUP # 2007-0054

**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.

GARCIA & MARTINEZ, INC

MERCEDES GARCIA 50%

JESUS MARTINEZ 50%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should include such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

WE PROPOSED TO OPERATE A CAFE-DELI  
COFFEE AND PASTRIES, COLD SANDWICHES,  
SEATING WILL BE PROVIDED FOR 16 PATRONS.  
THE HOURS OF OPERATION ARE MONDAY  
TROUGH <sup>Saturday</sup> ~~FRIDAY~~ FROM 7 AM TO 5 P.M. 5:30<sup>pm</sup> - 4:  
AND SATURDAY FROM 8 AM TO 4 P.M.  
THERE WILL BE 2 EMPLOYEES  
AND ALL WILL PARK IN THE PARKING  
SPACES.  
THE APPLICANT EXPECTS THAT  
THE MAJORITY OF ITS PATRONS  
WILL BE PEDESTRIANS FROM  
THE SURROUNDING OFFICE  
BUILDINGS WHO WILL WALK TO  
THE CAFE.

**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).

200-300 CLIENTS FROM 6<sup>30</sup> AM - 3<sup>30</sup> P.M.

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

2 EMPLOYEES A DAY

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

Day: ~~Mon-Fri~~

Hours: ~~7am-5pm~~

MONDAY - SATURDAY

5:30 AM - 4<sup>30</sup> 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.

THE DELI PLACE EQUIPMENT DOESN'T MAKE NOISES AND ALL PATRONS MUST CARRY OUT FOOD

- B. How will the noise from patrons be controlled?

NO AMPLIFIED SOUND SHALL BE HEARD, BECAUSE PATRONS WILL CARRY OUT FOOD OR BE INSIDE EATING.

SUP # 2007-0054

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

SEALED CONTAINER WILL NOT ALLOW ODORS  
TO ESCAPE AND SHALL NOT ALLOW INVASION  
BY ANIMALS.

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?

PLASTIC BAGS, PAPER BAGS, FOOD RESIDUALS  
& USED CUPS AND UTENSILS.

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

2 TRASH BAGS A DAY

C. How often will trash be collected?

DAILY WHEN THE BUSINESS OPEN 7 AM.

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

LITTER ON THE SITE AND SPACE ADJACENTS AT 75  
FEET OF THE PREMISES SHALL BE PICK UP TWICE A DAY

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

SUP # 2007-0054

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?

N/A

**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.

N/A

**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 FOR EVERY 4 SEATS

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

- 4 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

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

- on-site
- off-site

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

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?

N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

N/A

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

WE DON'T EXPECT, LOADING WE PERSONALLY

PURCHASE FOOD AND ALL STAFF FOR OPERATION



SUP # 2007-0054

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, IT'S ADEQUATE AND NO IMPROVEMENT  
TO CAUSE IMPACT ON TRAFFIC.

**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?  
1800 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1800 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: \_\_\_\_\_

17

SUP # 2007-0054



# 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: 16      Outdoors: N/A      Total number proposed: 16

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:  
AMERICAN & HISPANIC CUISINE  
BREAKFAST AND LUNCH.

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? N/A Yes N/A No  
Where will delivery vehicles be parked when not in use?  
N/A

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.

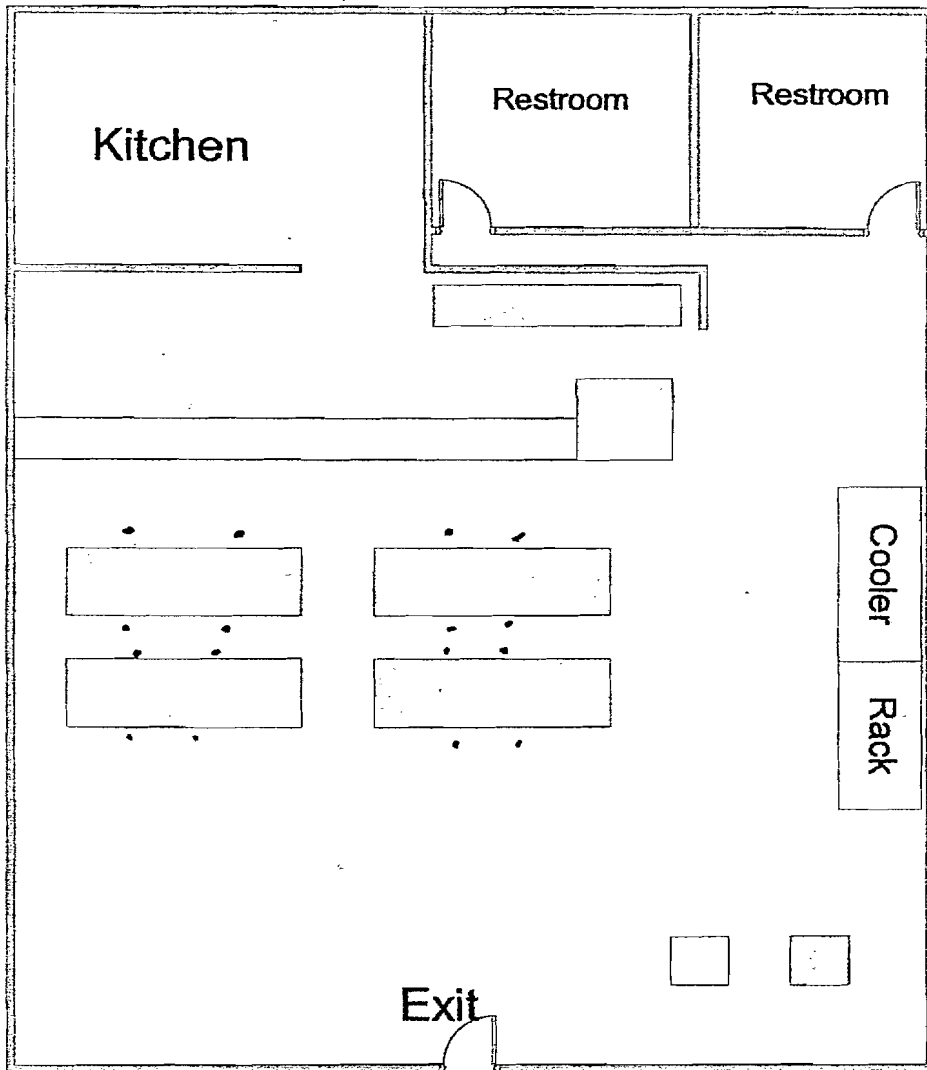
**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

- 1. Maximum number of patrons shall be determined by adding the following:  
+ 16 Maximum number of patron dining seats  
+ \_\_\_\_\_ Maximum number of patron bar seats  
+ \_\_\_\_\_ Maximum number of standing patrons  
= 16 Maximum number of patrons
  
- 2. 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

FLOOR PLAN

NAME: "BELLAVISTA GRILL"

ADDRESS: 4629 A EISENHOWER AVE.  
ALEXANDRIA, VA.

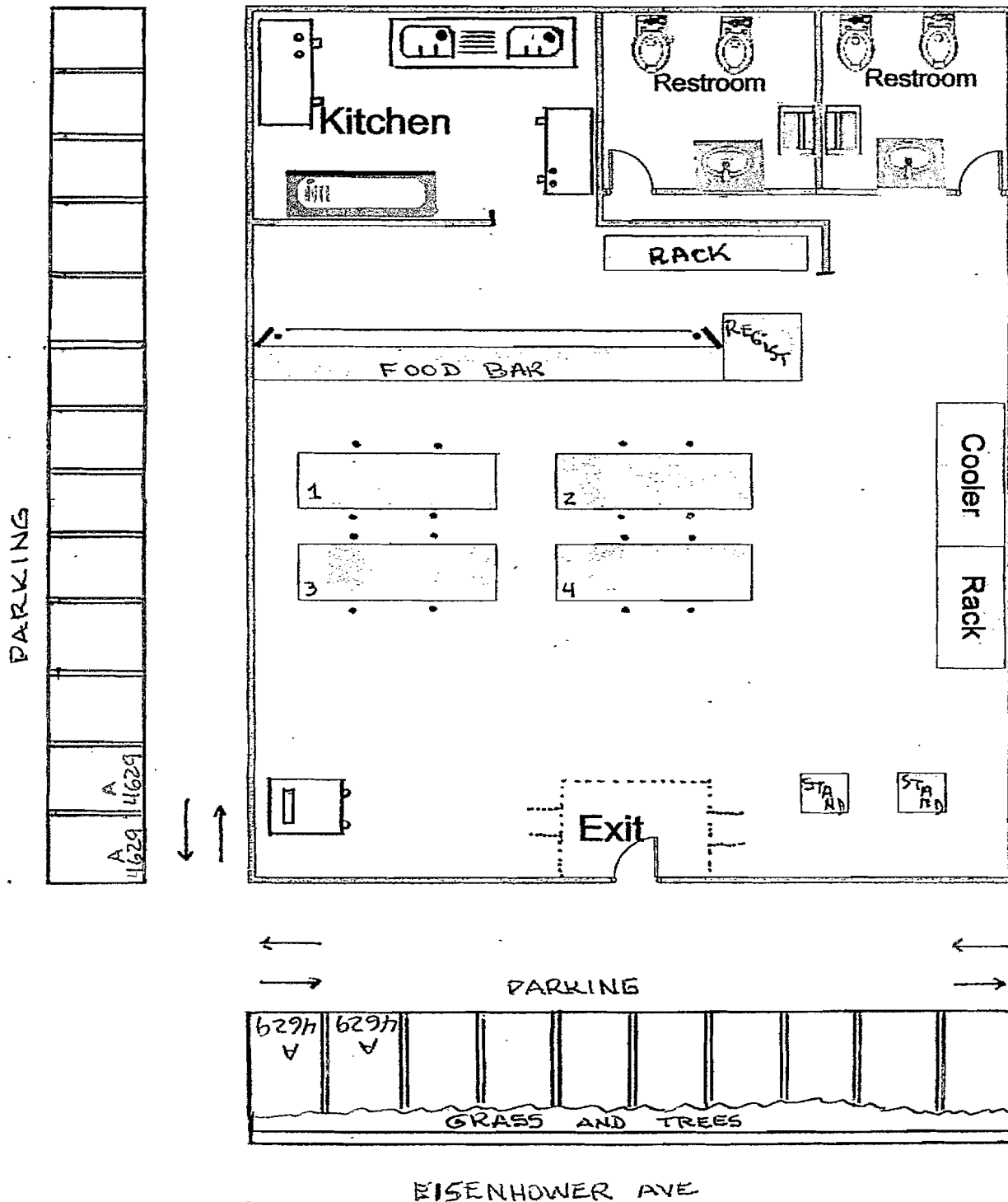


### PLOT PLAN WITH PARKING LAYOUT

NAME : "BELLAVISTA GRILL"

ADDRESS : 4629 A EISENHOWER AVE.  
ALEXANDRIA, VA.

TYPE OF SEATING : TABLES AND CHAIRS





# APPLICATION

**SPECIAL USE PERMIT #** 2007-0054

**PROPERTY LOCATION:** 4926-A EISENHOWER AVE, ALEXANDRIA, VA.

**TAX MAP REFERENCE:** 68-04-01-14 **ZONE:** \_\_\_\_\_

**APPLICANT**

Name: MERCEDES GARCIA & JESUS MARTINEZ

Address: 5801 MERTON CT #280 ALEXANDRIA VA 22311

**PROPERTY OWNER**

Name: Lehman Group LLC

Address: 40 METROPOLITAN CENTER MANAGEMENT 703-451-9100

*6207 old lease with City of Springfield VA 2015*

**PROPOSED USE:** CAFE DELI STYLE RESTAURANT

" BELLANISTA GRILL "

[ ] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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MERCEDES GARCIA

Print Name of Applicant or Agent

*[Handwritten Signature]*

Signature

5801 MERTON ST. #280

Mailing/Street Address

7036088998 7035252903

Telephone #

Fax #

ALEXANDRIA, VA 22311

City and State

Zip Code

Email address

CG128107

Date

Application Received: \_\_\_\_\_

Date & Fee Paid: \$ \_\_\_\_\_

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

ACTION - PLANNING COMMISSION: by unanimous consent, recommended approval 9-6-07

ACTION - CITY COUNCIL: withdrawn by applicant

6  
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9-15-07



**Richard Josephson/Alex**  
09/14/2007 08:53 PM

To Jackie Henderson/Alex@Alex, Gloria Sitton/Alex@Alex  
cc Faroll Hamer/Alex@ALEX, Richard Bray/Alex@ALEX, Carolyn  
Jacobs/Alex@Alex  
bcc

Subject Fw: 4926A Eisenhower Avenue Re: tomorrow's hearing

We received notice late today that the applicant for 4926A Eisenhower Ave has withdrawn their request (docket item #6 on the consent calendar)

Sorry about the late notice

----- Forwarded by Richard Josephson/Alex on 09/14/2007 08:29 PM -----



**Kendra Jacobs/Alex**  
09/14/2007 05:53 PM

To Richard Josephson/Alex@ALEX  
cc Richard Bray/Alex@ALEX

Subject 4926A Eisenhower Avenue Re: tomorrow's hearing

The applicant for 4926A Eisenhower Avenue has decided to withdraw from the hearing tomorrow. The property owner decided not to lease to the applicant. According to the property owners they are in the process of leasing the site to another business for use as an automobile repair establishment.

The applicant could not email me at the time we spoke. I emailed her to confirm our conversation.

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