

EXHIBIT NO. 1

6
11-19-07

Docket Item #8
SPECIAL USE PERMIT #2007-0100

Planning Commission Meeting
November 8, 2007

ISSUE: Consideration of a request for a special use permit for an expansion and increased seating at an existing restaurant, and for a parking reduction.

APPLICANT: Vasilios and Dimitrios Patrianakos, Atlantis Family Restaurant
by Mary Catherine Gibbs

STAFF: Allison Anderson
Allison.anderson@alexandriava.gov

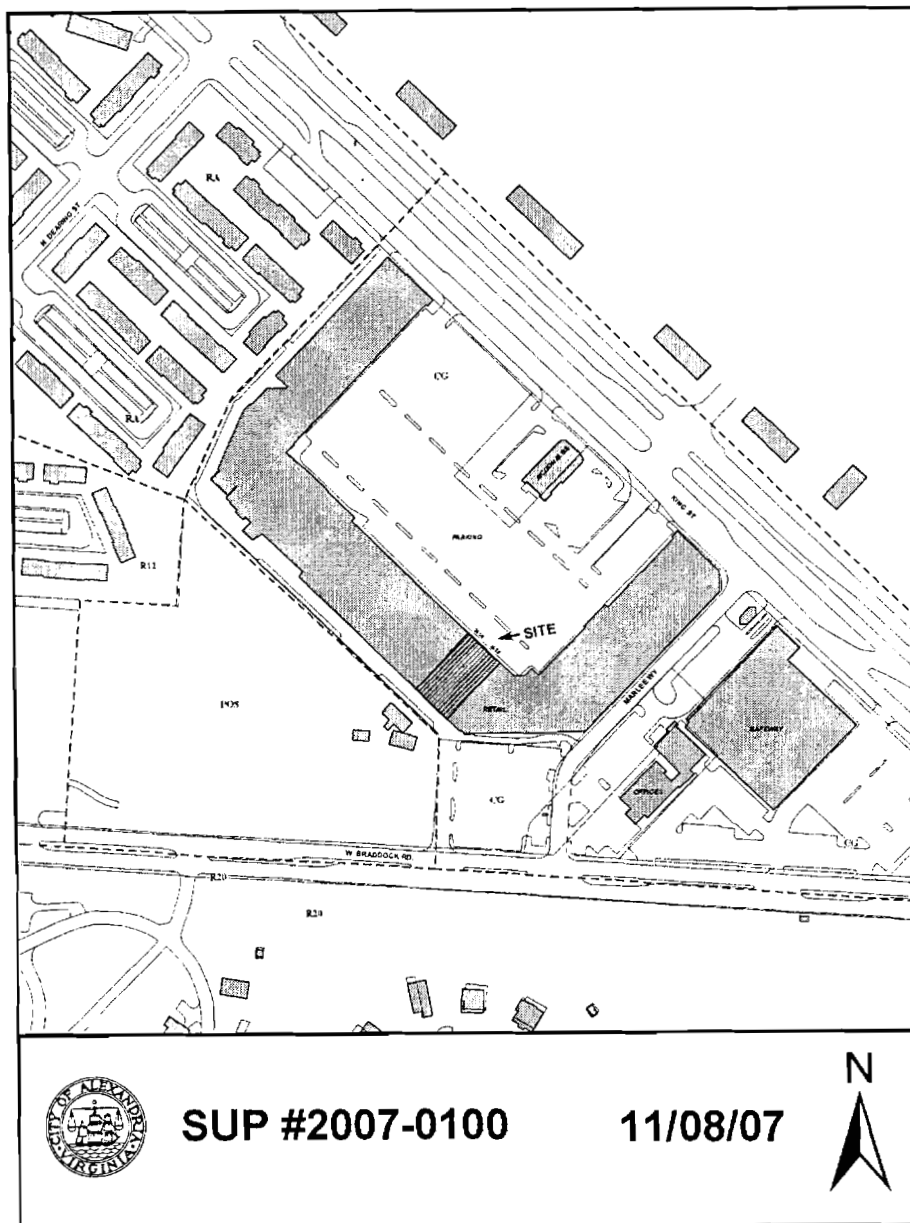
LOCATION: 3648 & 3650 King Street
Bradlee Center

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, NOVEMBER 8 2007: On a motion by Mr. Jennings, and seconded by Ms. Fossum, the Planning Commission voted to recommend approval subject to compliance with all applicable codes, ordinances, and staff recommendations, and deleted condition #14 and added condition #21 at staff's request. The motion carried on a vote of 5 to 0. Mr. Wagner and Mr. Robinson were absent.

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.



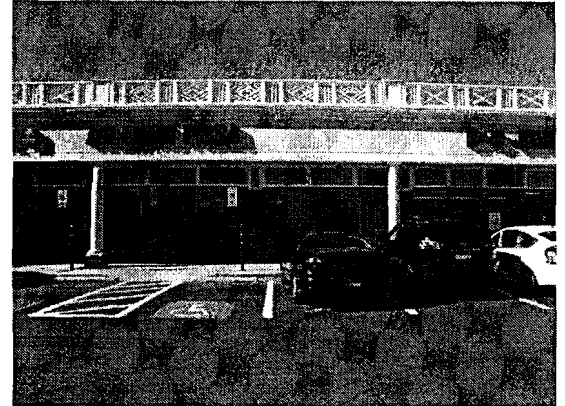
I. DISCUSSION

REQUEST

The applicant, Vasilios Patrianakos, requests special use permit approval to increase the number of seats at a restaurant located at 3648 King Street and a parking reduction.

SITE DESCRIPTION

The subject property is one lot of record with approximately 825 feet of frontage on King Street, 550 feet of frontage on Marlee Way, 150 feet of frontage on West Braddock Road, and a lot area of 461,287 square feet. The site is developed with the Bradlee Center, a shopping center with approximately 50 retail or restaurant units and a shared parking lot. The applicant is proposing to expand into a vacant unit adjacent to their current location.



BACKGROUND

The applicant is currently operating a restaurant located between the Chicken Out Restaurant and B & C Jewelers in the Bradlee Center under Special Use Permit #2006-0052. Since that SUP was issued, the adjacent retail space has been vacated by Nextel. The applicant wishes to expand into that space and increase the number of seats, requiring a new Special Use Permit.

On October 4, 2007, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant is proposing to expand his restaurant operation into a vacant, adjacent unit in the Bradlee Center. The applicant is requesting an increase in the capacity, from a total of 150 seats to 200 seats. The applicant is also seeking a parking reduction.

Hours: Monday – Sunday, 7:00am – 11:00pm

Number of seats: 200

Noise: The applicant does not anticipate any high noise levels

Trash/Litter: 10 large bags of trash, collected daily

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance a restaurant is required to have one space per four seats. Therefore, a restaurant with 200 seats is required to provide 50 parking spaces. The applicant is requesting a parking reduction of 12 spaces. The former tenant, Nextel, was required to provide 10 spaces. The net parking reduction would be two spaces.

On September 13, 1997, SUP#97-0058 was approved for a reduction of 57 off-street parking spaces within the Bradlee Shopping Center. In addition, on April 15, 2000, SUP#2000-0025 was granted which was a reduction of four off-street parking spaces for the Starbucks Coffee Restaurant, located within the Bradlee Shopping Center. In 2006, with the approval of the SUP for the current restaurant, a parking reduction of 14 spaces was approved.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG 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 Fairlington/Bradlee Small Area Plan chapter of the Master Plan which designates the property for Commercial General use.

II. STAFF ANALYSIS

Staff supports the expansion of the restaurant, which increases the capacity of a long time Bradlee Center business. During the restaurant's tenure in the Center, they have moved once and increased the number of seats. The restaurant is not in the immediate proximity to residential uses, reducing the potential for negative impacts.

Parking

There are uses within the shopping center that have a high turnover rate of customers. Additionally, the Nextel store that has been vacated is no longer causing a demand for spaces. The applicant has noted that many of their patrons drive together or walk to the restaurant.

In order to reduce the likelihood of patrons competing with the applicant's employees for spaces near the site, staff is maintaining a condition that was recommended for both the health club and the Chicken Out restaurant requiring the applicant's employees to park in the employee parking area designated by the shopping center.

Staff supports the applicant's request for a parking reduction of 12 additional spaces.

In SUP2006-0052, staff added a condition that landscaping in the form of potted plants be provided at the entrance of the restaurant. The applicant has provided plants in the lobby of the restaurant, but is prohibited by his landlord to place the plants outside. Therefore staff is deleting this condition.

With the following conditions, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2006-0052)
2. The hours of operation of the restaurant shall be limited to between 7am-midnight daily. (P&Z) (SUP#2006-0052)
3. **CONDITION AMENDED:** Seating shall be provided for no more than 200 ~~150~~ patrons. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2006-0052)
5. **CONDITION AMENDED:** ~~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. 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.~~ (P&Z) (T&ES)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2006-0052)
7. **CONDITION AMENDED:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the new addition to the business and a robbery awareness program for all employees. (Police)

8. 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) (SUP#2006-0052)
9. The applicant shall require its employees to park in the employee parking area designated by the shopping center. (P&Z) (SUP#2006-0052)
10. Delivery vehicles shall park and be unloaded from the rear of the restaurant only. (P&Z) (SUP#2006-0052)
11. **CONDITION AMENDED:** A parking reduction of 26 14 spaces shall be granted. (P&Z)
12. 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) (SUP#2006-0052)
13. **CONDITION DELETED** The applicant shall provide landscaping in the form of potted plants, to be located at the entrance of the restaurant, to the approval of the Director of Planning and Zoning. (P&Z) (SUP#2006-0052)
14. **CONDITION DELETED BY PLANNING COMMISSION:** Beer or wine coolers may be sold only in 4 packs, 6 packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with alcohol content of 14% or more by volume) may not be sold. (P&Z) (SUP#2006-0052) (PC)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2006-0052)
16. The applicant shall control cooking 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 & Environmental Services. (T&ES) (SUP#2006-0052)
17. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2006-0052)
18. **CONDITION DELETED:** Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP#2006-0052)

19. **CONDITION ADDED:** 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)
20. **CONDITION RETAINED:** 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) (~~SUP#2006-0052~~)
21. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall be permitted to sell beer and wine for on-premises consumption only. (PC)

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

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- F-1 The current use is classified as M; the proposed use is A-2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- F-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-5 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-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-7 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-8 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.
- C-2 This facility is currently operating as Atlantis Family Restaurant under an Alexandria health permit, issued to DP, Inc.
- C-3 Five sets of plans are to 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 Approval must be obtained prior to use of the modified areas.
- 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.

Parks and Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the new addition to the business.
- F-1 The Police Department has no objections to Atlantis expanding it's business into the adjacent vacant space.

APPLICATION for SPECIAL USE PERMIT # 2007-00100

PROPERTY LOCATION: 3648 King Street, Alexandria, VA 22302

TAX MAP REFERENCE: 22.03-01-01

ZONE: CG

APPLICANT Name: Vasilios Patrianakos, Atlantis Family Restaurant

Address: 3648 King Street, Alexandria, VA 22302

PROPERTY OWNER Name: Washington Real Estate Investment Trust

Address: 6110 Executive Blvd., Suite 800, Rockville, MD 20852


PROPOSED USE: Amendment to SUP #2006-0052 to expand Family Restaurant into adjacent space and add 50 more seats, for a total of 200 seats, with a parking reduction.

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 notices 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.

Mary Catherine Gibbs
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone #

(703) 548-5443
Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

August 30, 2007
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Date & Fee Paid: _____ \$

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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.

DP, Inc. is owned 50% by Dimitrios Patrianakos and 50% by Vasilios Patrianakos

Both of whose address is 1206 N. Buchanan Street, Arlington, VA 22205

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 8 1/2" x 14" or smaller. Twenty-four plans 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

4. 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.)

The applicant obtained an SUP in 2006, SUP No. 2006-0052 to move their long standing restaurant from one location in the Bradlee Shopping Center to a bigger space, for up to 150 seats. Since the build-out of the new space, the adjacent store has become vacant and the owners of Atlantis wish to further expand their restaurant in that space and increase the number of seats by 50, to a total of 200. In doing so, they would move some seats from their current space and locate them and the 50 additional spaces in the adjacent space, and make two openings between the current spaces to connect the two. Please see the attached floor plans.

Since moving and adding seats, the Restaurant is still often crowded. This neighborhood serving restaurant, which has been open for 24 years, is popular, and many customers walk from nearby homes, or come together in their cars. The number of employees is ten (10). The hours of operation are from 7 a.m. to 11:00 p.m. Monday through Sunday. Parking is provided in the shopping center lot, but that number is limited, necessitating a parking reduction.

The applicant is also seeking to eliminate condition No. 13 from their existing SUP. That condition states that

“The applicant shall provide landscaping in the form of potted plants, to be located at the entrance of the restaurant, to the approval of the Director of Planning and Zoning.”

The applicant has asked the landlord if they can put potted plants at the entrance of the restaurant outside the door, and they landlord said no. The applicant has plants on the inside of the entrance, but they are prohibited from doing so on the outside and would request that that condition be eliminated.

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,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

200-250 per day

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

10 per day

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

Day:

Hours:

Monday - Sunday

7 a.m. to 11 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.

Typical of restaurant users coming and going from the restaurant.

B. How will noise from patrons be controlled?

There are two doors into the restaurant to buffer noise from outside, if any is necessary.

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

Typical from restaurant use that uses a hood.

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?

Typical of restaurant use.

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

10 large trash bags, daily.

C. How often will trash be collected?

Daily.

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

By using sealed bags to transport trash to dumpsters in the center.

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

Same as for existing restaurant.

ALCOHOL SALES

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

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Beer and Wine only, on and off premises sales are permitted by ABC.

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?

50

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? ☒ on site ☐ off-site (*check one*)

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 with 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? _____

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

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

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

From 7 a.m. to 11:00 a.m.

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

3 per day.

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? _____ square feet.

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

@5000 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

21. 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: Bradlee

☐ an office building. Please provide name of the building: _____

☐ other, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The number of parking spaces in the Bradlee Shopping Center is limited and the proposed increase in seats necessitates more parking spaces than the shopping center currently has available.

2. Provide a statement of justification for the proposed parking reduction.

The parking reduction is justified by the fact that the restaurant cannot increase the number of parking spaces available in this fixed parking lot, however, the patrons that frequent Atlantis often walk from neighborhoods close by and/or ride together to the restaurant.

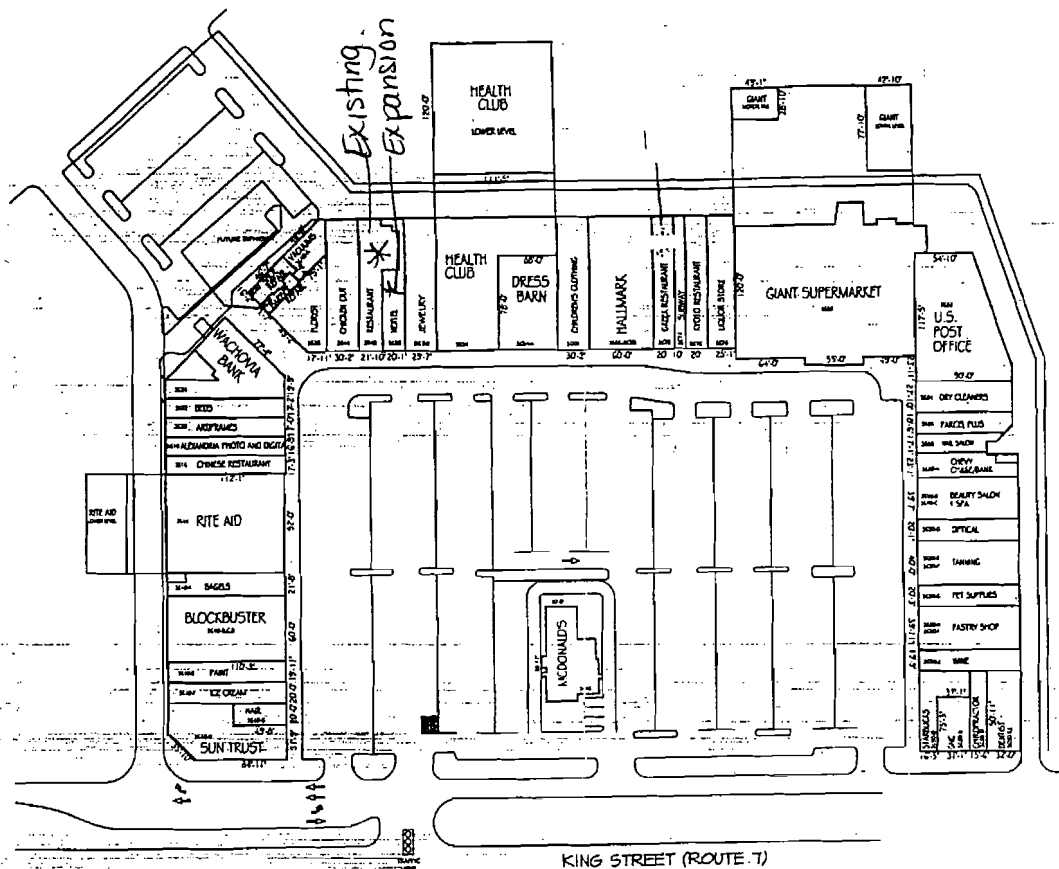
3. Why is it not feasible to provide the required parking?

The retail center has a fixed number of parking spaces that cannot be increased.

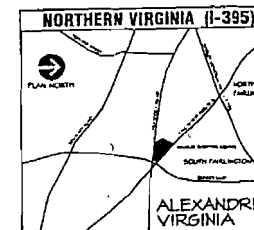
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



TENANT DATA		
200-1	TRIDENT WARE	2,000
200-2	SANITARY BATH	1,000
200-3	TRUCK BARGE	1,000
200-4	ICE CREAM	2,000
200-5	PAINT	2,000
200-6	PLASTERING MORTAR	1,000
200-7	PAINTS	2,000
200-8	WINE AND SPIRITS	1,000
200-9	WINE AND SPIRITS	1,000
200-10	WINE AND SPIRITS	1,000
200-11	WINE AND SPIRITS	1,000
200-12	WINE AND SPIRITS	1,000
200-13	WINE AND SPIRITS	1,000
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200-38	WINE AND SPIRITS	1,000
200-39	WINE AND SPIRITS	1,000
200-40	WINE AND SPIRITS	1,000
200-41	WINE AND SPIRITS	1,000
200-42	WINE AND SPIRITS	1,000
200-43	WINE AND SPIRITS	1,000
200-44	WINE AND SPIRITS	1,000
200-45	WINE AND SPIRITS	1,000
200-46	WINE AND SPIRITS	1,000
200-47	WINE AND SPIRITS	1,000
200-48	WINE AND SPIRITS	1,000
200-49	WINE AND SPIRITS	1,000
200-50	WINE AND SPIRITS	1,000



50P 2007-0100

SUP # 2007-0100

Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

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: 200 Outdoors: _____ Total number proposed: 200

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:
Family-Style Greek Food

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

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

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

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 8, 2007
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: FAROLL HAMER, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING *PJH*
SUBJECT: DOCKET ITEM #8
SUP #2007-0100; RESTAURANT

Staff proposes to delete one condition and add a condition in the staff report for the Special Use Permit for the restaurant located at 3648 King Street in the Bradlee Shopping Center.

Condition to be Deleted:

Condition number 14, requiring that beer and wine coolers be sold only in 4-packs or 6-packs, wine be sold in only bottles of at least 750 ml, and prohibiting sales of fortified wine should be deleted. The condition applies to convenience stores while the applicant is approved for on-premise beer and wine sales only.

CONDITON ADDED BY STAFF: The applicant shall be permitted to sell beer and wine for on-premises consumption only.

APPLICATION for SPECIAL USE PERMIT # 2007-00100PROPERTY LOCATION: 3648 King Street, Alexandria, VA 22302TAX MAP REFERENCE: 22.03-01-01ZONE: CGAPPLICANT Name: Vasilios Patrianakos, Atlantis Family RestaurantAddress: 3648 King Street, Alexandria, VA 22302PROPERTY OWNER Name: Washington Real Estate Investment TrustAddress: 6110 Executive Blvd., Suite 800, Rockville, MD 20852PROPOSED USE: Amendment to SUP #2006-0052 to expand Family Restaurant into adjacent space and add 50 more seats, for a total of 200 seats, with a parking reduction.

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 notices 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.

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature

HART, CALLEY, GIBBS & KARP, P.C.
Mailing Address

(703) 836-5757
Telephone #

(703) 548-5443
Fax #

307 N. Washington St., Alex. VA 22314
City and State Zip Code

August 30, 2007
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: recommended approval 5-0 11-8-07

ACTION - CITY COUNCIL: 11/19/07 - CC approved the PC recommendation 6-0