EXHIBIT NO. 1

DOCKET ITEM #5
Special Use Permit #2009-0023
50 S. Pickett Street

8
5-16-09

Application	General Data	
Request: Consideration of an amendment to allow on-premises alcohol service at an existing restaurant.	Planning Commission Hearing:	May 7, 2009
	City Council Hearing:	May 16, 2009
Address: 50 S. Pickett Street	Zone:	CG/Commercial General
Applicant: Dahab Beyene	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 7, 2009: On a motion by Mr. Jennings, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Ruth Yehdego, representing the applicant, spoke in favor of the amendment. She noted that safety will not be an issue at the restaurant or in the common areas of the building.

Brendon Bunn, representing the Pickett Center Condominium Unit Owners' Association, spoke against the amendment, stating that introducing alcohol to the restaurant raises safety and security concerns in common areas of the building.

JR Motz, Pickett Center Condominium property manager, spoke against the amendment and also raised alcohol-related safety and security concerns at the building.

SUP2009-0023
50 S. Pickett Street



SUP #2009-0023

05/07/09



I. DISCUSSION

REQUEST

The applicant, Dahab Beyene, requests a special use permit amendment to allow on-premises alcohol service at an existing restaurant located at 50 S. Pickett Street Suite #24.

SITE DESCRIPTION

The subject property is part of one lot of record with an irregular shape having 300.9 feet of frontage on South Pickett Street, 30 feet of frontage on Duke Street, 302.2 feet of depth and a total lot area of 2.47 acres. The site is developed with a three story building and a total of 218 parking spaces. The building is occupied primarily by office, retail, personal service and medical office uses. One other restaurant is located on the same level as the subject restaurant. The building is organized as a condominium.



The surrounding area is occupied by a mix of commercial and residential uses. Immediately to the north are a dialysis center and a bank. To the south is a bowling alley. To the west are residential townhouses, a veterinary clinic, and a Popeye's restaurant. To the east in the Cameron Station neighborhood are residential townhouses.



BACKGROUND

On December 16, 2000, City Council granted Special Use Permit #2000-0135 to Samson Beyen for the operation of a restaurant located at 50 South Pickett Street, Unit #24, within the Pickett Center. Staff administratively approved one Special Use Permit for a change of ownership in 2002 and another in 2003. On May 23, 2004, Special Use Permit #2004-0052 was approved administratively to change the ownership of the existing restaurant to Dahab Beyene, the current owner.

The applicant recently requested additional seating, additional hours of operation, and on-premises alcohol service (SUP2009-0003.) These requests, combined with the applicant's current level of operation, were within the eligibility standards for Administrative SUPs as a result of Small Business Zoning changes. However, staff received a complaint from the property manager of the condominium-owned business center representing the condominium Board of Directors. The Board of Directors objected to the applicant's request for alcohol service due to the potential that intoxicated persons could create an unsafe situation within the common areas of the building while using shared bathroom facilities. It did not object to the two other aspects of the application.

On April 3, 2009, staff administratively approved the applicant's request for increased seating and increased hours of operation, but denied the applicant's request for on-premises alcohol service as a result of the objections raised by the condominium Board of Directors. The applicant has elected to request full Special Use Permit approval for on-premises alcohol service.

PROPOSAL

The applicant currently operates a full-service restaurant at this location and requests permission to include on-premises alcohol service for her customers. The existing restaurant is smoke-free.

<u>Hours:</u>	7:00 am – 10:00pm, seven days/week
<u>Number of seats:</u>	34
<u>Type of Service:</u>	Full table service and carry-out
<u>Alcohol:</u>	On premises alcohol sales only
<u>Live Entertainment:</u>	No live entertainment is proposed
<u>Noise:</u>	No noise impacts are expected
<u>Trash/Litter:</u>	Trash will be collected from the site three times per week. Employees will closely monitor site to prevent litter.

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 34 seats is required to provide nine off-street parking spaces. The applicant satisfies this requirement with the use of 218 parking spaces located at the Pickett Center.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial Service Low zone. Section 4-403 (Y) of the Zoning Ordinance allows a restaurant in the CG zone only with a special use permit unless it meets Administrative SUP eligibility standards. As mentioned previously, the existing restaurant was eligible for an Administrative SUP but the applicant requested a full Special Use Permit for on-premises alcohol service upon denial of that portion of her administrative request.

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 does not object to the applicant's request for a Special Use Permit amendment to permit on-premises alcohol service at this location. Staff administratively denied the applicant's request for alcohol based on the presence of material objections from the condominium board. While recognizing the board's objections for purposes of the administrative process, staff does not think those objections rise to the level of a negative staff recommendation here. As a practical matter, staff does not believe the service of alcohol at this location will present significant problems for other tenants of the building. Since no live entertainment will be offered, the size of the restaurant is small, and the proposed closing hour is rather early, staff does not consider this restaurant to be an entertainment or drinking destination but rather an establishment where customers can consume alcoholic beverages with their meals. Staff also notes that the Police Department has no objection to the applicant's request.

Staff recommends approval of the Special Use Permit request subject to the conditions contained in Section III of this report.

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) (SUP #2000-0135)
2. Seating shall be provided for no more than 34 patrons. (P&Z) (SUP #2009-0003)
3. Outside dining facilities shall be prohibited. (P&Z) (SUP #2000-0135)
4. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #2000-0135)
5. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. daily. (P&Z) (SUP #2009-0003)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2000-0135)
7. Deliveries shall occur during the mornings only. (P&Z) (SUP #2000-0135)
8. The applicant shall require its employees who drive to use off-street parking in the parking areas to the north and east of the building during daylight hours to the extent spaces are available. (P&Z) (SUP #2009-0003)

9. **CONDITION AMENDED BY STAFF:** ~~No alcoholic beverage service shall be permitted.~~ On-premises alcohol service may be permitted, but no off-premises alcohol sales shall be allowed. (P&Z) (~~SUP #2009-0003~~)
10. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2000-0135)
11. 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) (SUP #2000-0135)
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 #2000-0135)
13. The applicant shall install at least one trash container within the restaurant for patrons' use. (P&Z) (SUP #2000-0135)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #2000-0135)
15. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (T&ES) (~~SUP #2009-0003~~)
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 and Environmental Services. (T&ES) (SUP#2004-0052)
17. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and a robbery awareness program for all employees. (Police) (~~SUP #2009-0003~~)
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 a result of a complaint that rises to the level of a violation of the permit conditions, 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)(SUP#2004-0052)

19. **CONDITION AMENDED BY STAFF:** The applicant shall 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) (~~SUP #2009-0003~~)
20. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP#2004-0052)
21. **CONDITION AMENDED BY STAFF:** Applicant shall contribute \$575.00 to the Litter Control 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 #2009-0003~~)
22. **CONDITION AMENDED BY STAFF:** Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (~~SUP #2009-0003~~)
23. **CONDITION AMENDED BY STAFF:** 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) (~~SUP #2009-0003~~)

STAFF: Gwen Wright, Division Chief, Department of Planning and Zoning;
Nathan Randall, 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:

- F-1 Carry forward all T&ES conditions from SUP2009-0003.
- C-1 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).
- C-2 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.

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.

Health Department:

- F-1 No Comment

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 business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.



Special Use Permit # _____

Planning and Zoning Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 50 S. PICKETT ST #24

ZONE: CG TAX MAP REFERENCE: 15-02-0A-00

APPLICANT'S INFORMATION:

Name: DAHAB BEYENE

Address: 50 S. PICKETT ST.

Phone: 703 567-4050 Email: Dahab@CafeAlexandria.com

PROPOSED USE:

- ☒ Restaurant
- ☐ Day Care Center (in church or school building only)
- ☐ Outdoor Garden Center
- ☐ Outdoor Food and Crafts Market Center
- ☐ Overnight Pet Boarding (in shopping center only)
- ☐ Catering Business
- ☐ Light Auto Repair (industrial or flex space only)
- ☐ Valet Parking (King Street only)
- ☐ Outdoor Display (Mount Veron Overlay only)

Please read and initial after the statement:

I have read and understand the required standards for the use for which I am applying. Sign: Dahab Beyene

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

9

Other materials, as required by specific use (see Use Standards).

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of (property address): 505 PICKETT ST #24, for the purposes of operating a (use): CAFE - RESTAURANT business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property. CAFE AURORA INC.

Name: DAHAB BEYENE Phone 703 567-4050

Address: 505 PICKETT ST #24 Email: dahab@cafeaurorausg.com

Signature: Dahab Beyene Date: 3/10/09

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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

DAHAB BEYENE and JOSEPH TESFAI

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

To serve beer and wine at private parties
Month

3. Please describe the proposed hours of operation:

Days <u>M-F</u>	Hours <u>9am - 10pm</u>
Daily <u>Yes</u>	

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. 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).

Lunch Time around 20-25-30 people

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

One 9am to 10pm

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

~~Visitor~~56

Standard and compact spaces

4

Handicapped accessible spaces.

Other.

Administrative Special Use Permit

SUP # _____

B. Please give the number of:

Parking spaces on-site Enough ~~100~~ 60

Parking spaces off-site _____

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

N/A

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

A. How many loading spaces are available for the use? At the back one

B. Where are off-street loading spaces located? _____

C. During what hours of the day do you expect loading/unloading operations to occur? Just once or twice a month

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? one or two times a month

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

Cleaning Solvent Like Joy

QUESTIONS FOR SPECIFIC USES

RESTAURANT	
Number of seats proposed. <u>34</u>	<u>0</u> Inside <u>0</u> Outside (Detailed outdoor seating plan required)
Does the restaurant offer full wait service with printed menus and non disposable tableware? <u>Yes</u> <u>No</u>	
Is alcohol service proposed? Yes, <u>On Premise</u> and/or <u>Off Premise</u> No alcohol _____	
Is delivery service offered (must have a minimum of 40 seats to qualify for admin SUP)? <u>Yes</u>	
Please give number of delivery vehicles <u>No</u>	
Is live entertainment offered? Describe type of entertainment proposed (television, live band, pool tables, etc): <u>TV</u>	
Will you voluntarily operate as a smoke-free establishment? <u>Yes</u> <u>No</u>	

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: LT 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.

Initial: _____ 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.

DAHAB BELENE
Print Name of Applicant or Agent

Dilip B-ym
Signature

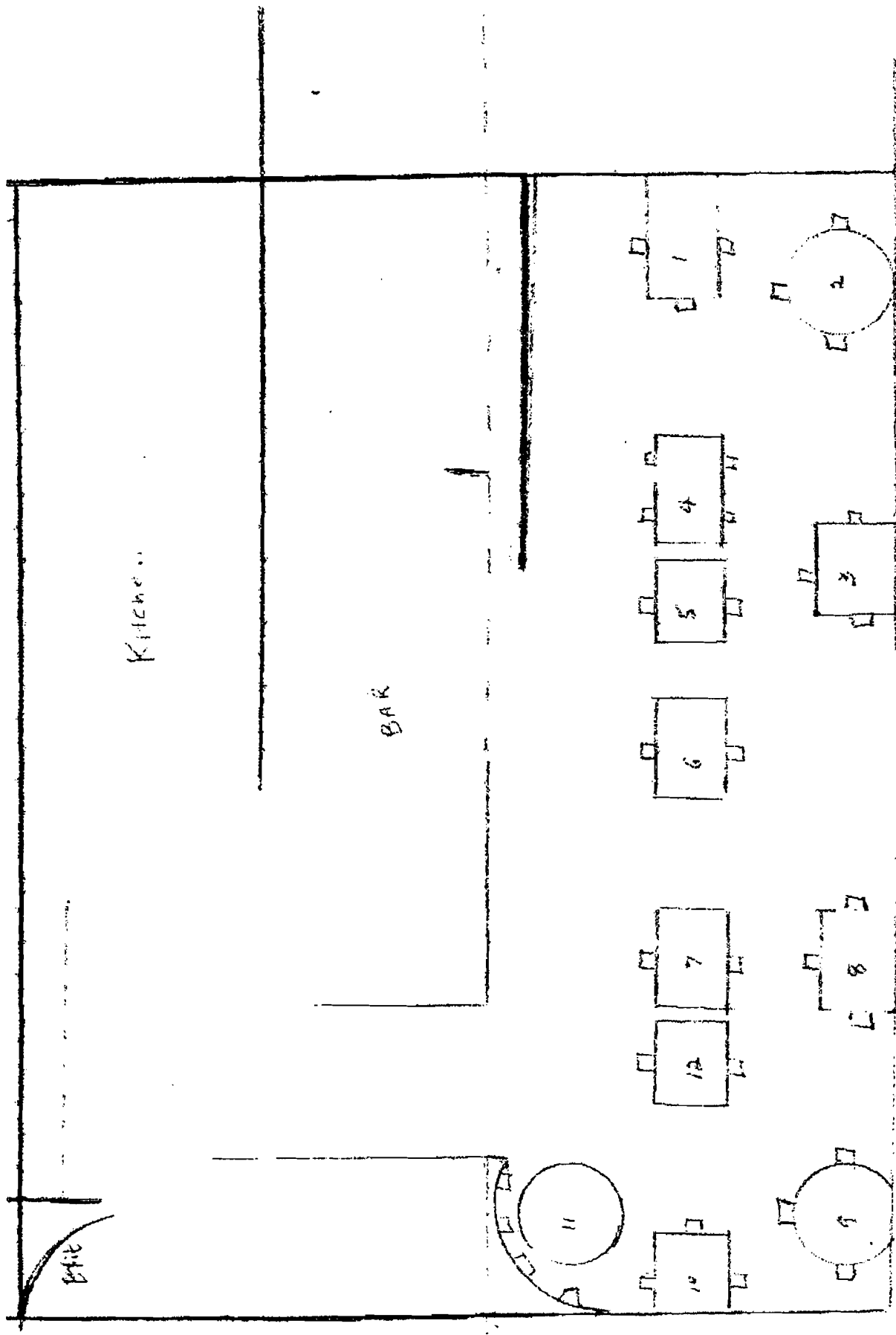
12-30-08
Date

Address: 300 S. Pickett #24
Alex, VA 22304

Telephone: 703 567 4050

Fax: 703 567 7868

Email Address: Dehab@capacitiesusa.com



CAFE AURORA
50 S. PICKETT ST. #24
ALEXANDRIA, VA 22304

ATT. KENDRA JACOBS
FAX 703 838-6393

City of Alexandria

Date Created: 1/16/2009

Keep me like



Legend for Parcel Map
Highlighted Feature

- ☒ Metrolink Stations
- ☒ City Boundary
- ☒ Address Points
- ☒ Metrolink Tracks

Line

- ☒ Road
- ☒ Road Right
- ☒ Road Left
- ☒ Road Right
- ☒ Road Left
- ☒ Road Centerline

Area

- ☒ Parcel
- ☒ Road Label
- ☒ 2007 Aerial
- ☒ Road Centerline

Other

- ☒ City of Alexandria

DISCLAIMER: The map/data presented hereunder are provided as is and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the map/data and mechanical quality and fitness for a particular purpose, and further expressly disclaims responsibility for all damages, consequential or special, arising out of or in connection with the use of the application. The information is not survey quality and should not be used to establish property lines or legal descriptions for plats or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

Post placard for Administrative Special Use Permit - 50 S. Pickett Unit 24
Cafe Aurora

Placard Posted _____ Date Posted _____

CAFÉ AURORA
50 South Picket Street Unit 24
Alexandria, Virginia 22304

May 5, 2009

PC Pickett-Henrichs
SUP 2009-0023

Planning and Zoning
Alexandria, Virginia

Dear Sirs or Madams,

Café Aurora has been in business for the past five years as a family-friendly neighborhood café located in the 50 South Picket Center in Alexandria we also purchased the unit (property) in January 2008. As you know, we recently made the decision to extend our hours of operation until 10 p.m. and in so doing will provide a more formal dining experience in the evenings. After conducting market surveys of current and potential customers, including many tenants of 50 South Picket Center (the "Center") and residents of the surrounding area, we determined that the chances of success of our extended operations would be improved if we were able to serve beer or wine with our formal dinner. The purpose of this letter is to respectfully request that you permit us to implement our business plans. As our record may show we have been operating this business with care, safe, and smooth atmosphere.

The Virginia department of Alcohol Beverage Control (the "ABC") has granted us a permit to serve beer and wine, which we received on March 17, 2009. Obtaining a permit from the ABC involves a lengthy application process in which the ABC examines any potential safety concerns or violations of law that may arise if the permit is granted. After conducting such an investigation the ABC determined that Café Aurora does not pose any such risks.

As long time residents of this area and owners of the condominium unit from which we operate our business, we are as concerned as the tenants of the Center regarding the safety and wellbeing of our community. Our extended hours will only mean that we will serve as the eyes and ears of the Center in the evenings, with the potential to deter undesirable activity at the Center even after most tenants have gone home for the day. We cater to law-abiding citizens who work or live in this area. Our decision to serve beer and wine is solely to enhance their dining experience and improve our business. We provide full assure the community that Café Aurora will operate cautiously in order to protect our neighborhood and will observe our customers carefully to ensure that alcohol is being served in full compliance with Virginia's laws and regulations.

We believe that most members of our community will agree that a more relevant concern during these difficult economic times is maintaining the economic vibrancy of our

community. Based on the many words of encouragement and letters of support that we have received, we know that our customers and neighbors welcome our plans and agree that alcohol usage in dining is only appropriate and formal. Not only do they appreciate having one more place to spend a relaxing evening, they also realize the economic benefits of having one more successful business in the community. As stated above, our extended hours serving dinner without beer and wine will not attract enough customers for us to make a living and cover our bills. Therefore, we sincerely hope that the unfounded misunderstanding of a few individuals will not prove to be an impediment to our ability to continue to improve our business and make a positive contribution to our community. We stand responsible to operate safe and responsible with city and state comply.

We are available to discuss any concerns that may arise at the hearing in more detail, and assure Planning and Zoning and members of our community that we will be responsive to any concerns that might arise once we begin our alcohol beverage service.

We remain thankful for your cooperation and continued support of our business.

Sincerely,

Dahab Beyene and Joseph Tesfai
Café Aurora Owners

May 6, 2009

Planning and Zoning Commission
City of Alexandria

Re: Café Aurora

Ladies and Gentlemen:

I own three office suites in the same mixed use complex where Café Aurora is located. The address for these properties is 50 South Pickett Street in Alexandria, Virginia.

I understand that Café Aurora has applied to serve beer and wine in their Café. I have no objection if license is granted to Café Aurora to serve beer and wine.

Sincerely,

A handwritten signature in black ink, appearing to read "Ved P. Bansal", followed by a period.

Ved P. Bansal
President
Bansal Family Partnership

17

04-29-09

Apex Communications

50 S. Pickett Street suite 207

Alexandria, VA 22304

To City of Alexandria- Planning and Zoning:

Café Aurora would be a perfect candidate to add the sale of alcohol to their business. We are a business located directly above Café Aurora in suite 207. This is a quite and responsibly run establishment. Many people become concerned when alcohol becomes available to certain establishments, yet Café Aurora is not one to be concerned with. They are a family oriented business that will provide a comfortable and safe environment. I recommend that Café Aurora have the privilege of serving alcohol.

Michael Myrtle

A handwritten signature in cursive script, appearing to read "Michael Myrtle", with a long horizontal line extending to the right.

Al Ford

A handwritten signature in cursive script, appearing to read "Al Ford", with a large loop at the end.

May 5, 2009

Planning and Zoning
Alexandria, Virginia

To Whom It May Concern:

I am writing to express my support for Café Aurora's plans to remain open for longer hours in the evenings and to serve alcohol with dinner. I have been a frequent customer of Café Aurora since it opened its doors five years ago.

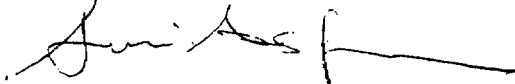
I am also a resident of the community. Dahab and Joseph have told me about some of the safety concerns that certain individuals have raised. Based on my familiarity with the neighborhood and the type of establishment that they operate, I believe those concerns are unfounded. The Café is a family oriented restaurant located in a suburban family friendly neighborhood. I believe it will continue to cater to families and see no harm in allowing responsible adults to enjoy a glass of wine with the variety of pasta dishes the family plans to serve or a cold glass of beer with one of their unique sandwiches.

I have been impressed by the family's work ethic and believe their enterprenurial sprit should be encoraged and supported. I am puzzled by the opposition some members of the community have apparently expressed, since it is in the community's best interest that the Café continues to be successful.

As the summer months approach, I look forward to frequenting the Café not just for breakfast or coffee, but also for a relxing sit-down dinner! I hope you will join me in support of this great business.

Sincerely,

Semira Asfaha

A handwritten signature in black ink, appearing to read 'Semira Asfaha', followed by a long horizontal line.

Z.Bezuneh
50 S.pickett St. Suite 206
Alexandria, VA
May 7, 2009

City Of Alexandria
RE-Aurora Cafe

Dear Sir /Madam:

It is with great pleasure and with out reservation that I recommend Aurora Café be allowed to serve Beer and wine at their premises located at 50. South Pickett Street Suite 101.

In addition to owning a condominium unit#206, I also own and operate an Insurance Agency from the same Building. During the years I have come to know Mrs. Dehab Beyene, She is a responsible and great addition to our community and society at large. Mrs. Dehab Beyene the owner /operator of Aurora café have always displayed a high degree of integrity, responsibility, and ambition. She is a socially responsible person who is always eager to help. Her business is impeccably run and has continually improved the premises as well as their product and services

Her good judgment and mature outlook ensure a logical and practical approach to her endeavors. I am certain she will use this license responsibly

She is wonderful neighbor and fellow business owner, and I am happy to give her my wholehearted endorsement. If I could be of any assistance I may be reached at the address above or the phone number below.

Sincerely,



Z.Bezuneh
Exclusive Agent
(703) 212-8800

PC Recommended Approval 7-0 May 7, 2009

CC approved PC recommendation 6-0 5/16/09 Special Use Permit # _____

2009-0023



Planning and Zoning Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 50 S. Pickett ST #24

ZONE: CG TAX MAP REFERENCE: 02-0A-00

APPLICANT'S INFORMATION:

Name: DAHAB BEYENE

Address: 50 S. Pickett St.

Phone: 703 567-4050

Email: Dahab@CafeAuroraUSA.com

PROPOSED USE:

- ☒ Restaurant
- ☐ Day Care Center (in church or school building only)
- ☐ Outdoor Garden Center
- ☐ Outdoor Food and Crafts Market Center
- ☐ Overnight Pet Boarding (in shopping center only)
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- ☐ Light Auto Repair (industrial or flex space only)
- ☐ Valet Parking (King Street only)
- ☐ Outdoor Display (Mount Veron Overlay only)

Please read and initial after the statement:

I have read and understand the required standards for the use for which I am applying. Sign: Dahab Beyene

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Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

9

Other materials, as required by specific use (see Use Standards).

Gaines	"aye"	Krupicka	"aye"
Euille	"aye"	Lovain	absent
	Smedberg	"aye"	

8. SPECIAL USE PERMIT #2009-0023
50 SOUTH PICKETT STREET
CAFE AURORA

Public Hearing and Consideration of a request for an amendment to allow alcohol service at an existing restaurant; zoned CG/Commercial General.
Applicant: Dahab Beyne

PLANNING COMMISSION ACTION: Recommend Approval 7-0

(A copy of the Planning Commission report dated May 7, 2009, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 05/16/09, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Pepper, seconded by Councilman Wilson and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The voting was as follows:

Pepper	"aye"	Gaines	"aye"
Wilson	"aye"	Krupicka	"aye"
Euille	"aye"	Lovain	absent
	Smedberg	"aye"	

9. SMALL BUSINESS ZONING CHECKLISTS

Public Hearing and Consideration of a request to adopt administrative special use permit checklists. Staff: Department of Planning and Zoning

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

(A copy of the Planning Commission report dated May 7, 2009, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 05/16/09, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing on this item:

(a) Kathleen Burns, 1036 Pelham Street, representing the West End Business Association (WEBA), stated that the improvements to the small business administrative SUP process is only beneficial to a small fraction who really need help and that the checklist was only a starting point. Ms. Burns noted that the applicants will still need guidance from Planning and Zoning staff and/or an attorney to complete the application process. Ms. Burns requested that City Council include the actions requested by WEBA in the letter dated May 15, 2009.