

EXHIBIT NO. 1

6
9-13-08

Docket Item #5
SPECIAL USE PERMIT #2008-0048

Planning Commission Meeting
September 4, 2008

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

APPLICANT: Shahzan Kiani

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

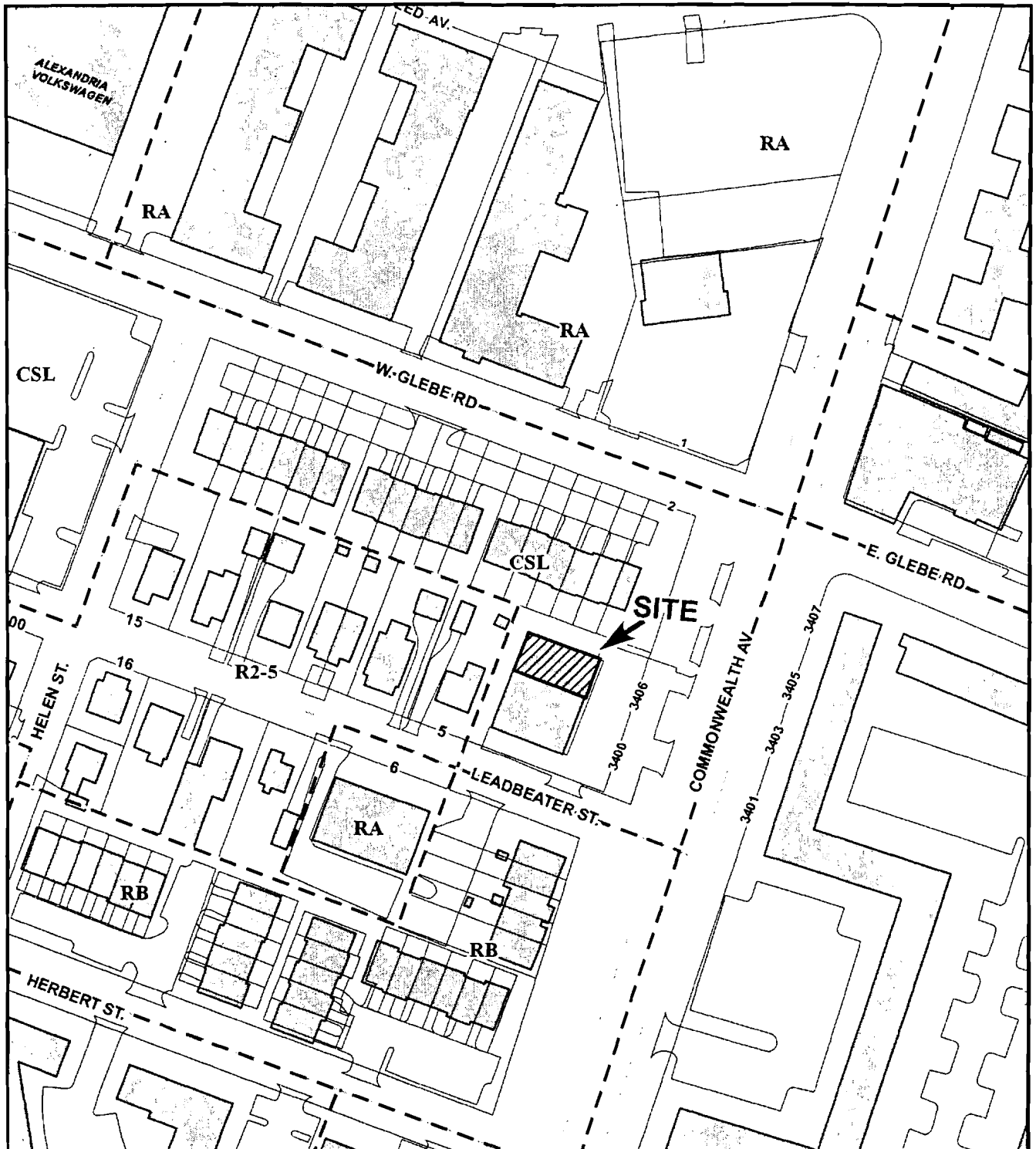
LOCATION: 3406 Commonwealth Avenue
(Parcel Address: 3400 Commonwealth Avenue)

ZONE: CSL/Commercial Service Low

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2008-0048

09/04/08



I. DISCUSSION

REQUEST

The applicant, Shahzan Kiani, requests special use permit approval for the operation of a restaurant with delivery located at 3406 Commonwealth Avenue.

SITE DESCRIPTION

The subject property is one lot of record with approximately 115 feet of frontage on Commonwealth Avenue, 113 feet of frontage on Leadbeater Street, and a total lot area of 12,396 square feet. The site is located on the corner of Leadbeater Street and Commonwealth Avenue and is developed with a one story 4,640 square foot commercial building and a parking lot. The subject building is divided into four tenant spaces. One of the spaces is currently occupied by a dry cleaner and two of the spaces are currently combined and occupied by a martial arts studio. The applicant will occupy the most northern tenant space, which measures 1,176 square feet.



Residential properties surround the use on four sides. Institutional and commercial buildings are located about 150 to 200 feet away at the corner of Commonwealth Avenue and Glebe Road.

BACKGROUND

On October 19, 2002, City Council granted Special Use Permit #2002-0081 for the operation of a private club in the same tenant space proposed for the restaurant. On November 22, 2002, the applicant informed the Department of Planning & Zoning that despite approval the private club did not intend to open at this location. Most recently, the tenant space was occupied by a check-cashing business.

On June 12, 2004, City Council granted Special Use Permit #2004-0015 for the operation of a martial arts studio in the two southern-most tenant spaces on the property.

The applicant filed for a Special Use Permit on March 25, 2008 for a pizza restaurant with delivery at a different location, 1310 Mt. Vernon Avenue, but withdrew that request on May 14, 2008.

PROPOSAL

The present request is to operate a pizza restaurant with up to six indoor seats and up to four delivery vehicles.

Hours:	Monday-Thursday and Sunday, 10:30am-11:00pm Friday & Saturday, 10:30am- midnight
Number of seats:	6
Number of delivery vehicles:	Daytime – 2 vehicles Evenings – 4 vehicles
Type of Service:	Delivery, carry-out, and self-service seating
Noise:	Primarily delivery vehicles
Odors:	Baking odors from pizza ovens may be present
Trash/Litter:	Primarily food products, paper goods, cans. Trash will be collected twice per week

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant with delivery requires one (1) parking space for every four (4) seats. One additional parking space is required for each delivery vehicle. A restaurant with six (6) seats and up to four (4) delivery vehicles is required to provide six (6) off-street parking spaces. A restaurant with 12 seats and up to four (4) delivery vehicles is required to provide seven (7) off-street parking spaces.

There are a total of 21 parking spaces on the site, 20 of which are independently accessible. The existing martial arts studio, which hosts a maximum of 20 students at any one time, is required to provide 10 parking spaces. The existing dry cleaning business is required to provide three (3) parking spaces. The eight (8) remaining spaces available to the restaurant meet the Zoning Ordinance parking requirement.

It should be noted that approximately two additional parking spaces could be created with the removal of fencing on the southern end of the building.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Low Zone. Section 4-303(Y) of the zoning ordinance allows a restaurant in the CSL zone only with a special use permit.

The subject property is governed by the Potomac West Small Area Plan chapter of the Master Plan, which designates the property for low-scale commercial uses.

II. STAFF ANALYSIS

Staff supports this delivery/carry-out/dine-in pizza restaurant on Commonwealth Avenue with conditions to address any potential negative impacts on the neighborhood. The addition of this business at this location is appropriate for an automobile-oriented small commercial building.

In order to address any negative impacts, such as odors, trash, and noise, staff has included several conditions which will mitigate these impacts. Dumpsters located behind the building must be sealed at all times and trash must be collected at least three times per week. Delivery vehicles at this location should not present significant traffic issues, and the property has sufficient vehicular access and egress. Because delivery vehicles will be required to park away from the northern edge of the building and the abutting residences, noise created by the delivery vehicles will be reduced.

The physical condition of the subject property does need some improvement. Staff has conditioned that the applicant, along with the property owner and the owner of the martial arts studio, must complete improvements with regard to fencing and landscaping within six months of the approval of this SUP request.

It should be noted that while the applicant has proposed a total of six (6) seats for the restaurant, staff has conditioned a maximum of 12 seats, with the option of two (2) of these seats to be outdoors, to accommodate the request of the neighborhood.

The applicant initially sought to locate his business at 1310 Mt. Vernon Avenue, but withdrew his application upon finding availability at the subject property. In addition to having more parking, staff believes that this more automobile-oriented location is more appropriate for the type of restaurant proposed. In addition, this business would be occupying vacant space that will be a neighborhood improvement compared to the previous tenant, which was a check-cashing business.

Subject to the conditions listed below in Section III of this report, staff recommends approval of this special use permit request.

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 applicant shall post the hours of operation at the entrance of the business. (P&Z)
3. The hours of operation of the restaurant shall be limited to: Monday-Thursday and Sunday, 10:30 am-11:00 pm; Friday and Saturday, 10:30 am- midnight. (P&Z)
4. The maximum number of total seats at the restaurant shall be 12. Up to two (2) of these seats may be located outside subject to a plan that is reviewed and approved by the Director of Planning & Zoning. The applicant shall ensure the outdoor seating does not restrict pedestrian access to other merchants in the shopping center. The outdoor seating area shall close no later than 10:00 pm daily. The outdoor seating area shall be cleaned and washed at the close of each day of operation. (P&Z)
5. The maximum number of delivery vehicles shall be four (4). (P&Z)
6. Delivery vehicles shall be parked in off-street parking spaces. They shall not be parked in either of the two tandem parking spaces along the northern side of the building or directly in front of tenant spaces. Delivery vehicles shall be no larger than passenger vehicles. (P&Z)
7. No live entertainment shall be provided at the restaurant. (P&Z)
8. No alcohol service shall be provided. (P&Z)
9. No food, beverages, or other material shall be stored outside. (P&Z)
10. Loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. Loading and unloading of supply delivery vehicles shall take place from behind the building at the rear access door of the business. (P&Z)(T&ES)
12. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)

13. Only employees may park in the two tandem parking spaces along the northern side of the building. (P&Z)
14. 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)(T&ES)
15. Meals ordered before the closing hour may be served or delivered, but no new patrons may be admitted after the closing hour, no new delivery orders may be fulfilled after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
16. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be store inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
17. Trash and garbage generated by the restaurant shall be removed from the premises at least three times per week. (P&Z)
18. 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. (P&Z)
19. 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)
20. The applicant, in cooperation with the property owner and the owner of the martial arts studio, shall develop a comprehensive site improvement plan that addresses the following: (1) the removal of the chain link fence and barbed wire along the southern end of the building, (2) the aesthetic improvement or removal of the chain link fence on the northern end of the building, (3) new screening and fencing as needed and (4) new landscaping to be planted on the site. The plan shall be to the satisfaction of the Directors of Planning & Zoning and of Recreation, Parks, and Cultural Activities and shall be implemented within six months from approval of the special use permit. (P&Z)(Parks)

21. Landscape maintenance shall be the responsibility of the property owner. Landscaping shall be well maintained and free of weeds, debris, and litter at all times. Dead or missing plants shall be replaced as needed. (Parks)
22. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1) (Parks)
23. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
24. 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)
25. 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)
26. 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)
27. 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)
28. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)

29. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and regarding robbery readiness training for all employees. (Police)

STAFF: Richard Josephson, Deputy Director, 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:

- 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 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)
- 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 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-7 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-2 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-3 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 pick-up schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.
- C-4 A 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:

- 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 of each facility must be submitted to and approved by this department prior to construction. Plans must comply with Alexandria City Code,

Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for 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:

- R-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)
- R-2 Landscape improvements shall be the responsibility of the applicant and the property owner, and landscape maintenance shall be the responsibility of the property owner. Landscaping shall be well maintained and free of weeds, debris, and litter at all times. Dead or missing plants shall be replaced as needed.

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 not seeking an A.B.C. permit. The Police Department concurs.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0048

PROPERTY LOCATION: 3406 COMMONWEALTH AVE

TAX MAP REFERENCE: 15-04-03-11 ZONE: CSL

APPLICANT:

Name: SHAHZAD N KIANI

Address: 15433 CREOS HILL WAY WOODBRIDGE VA 22191

PROPOSED USE: PIZZA RESTAURANT DINE IN, CARRY OUT AND DELIVERY

[] **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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[] **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.

SHAHZAD KIANI
Print Name of Applicant or Agent

Signature

Date

2026 N PERSHING DR
Mailing/Street Address

703-623-2037
Telephone #

703-312-8857
Fax #

City and State

Zip Code

5 N KIANI @ HOTMAIL.COM
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP #

2008-0018

PROPERTY OWNER'S AUTHORIZATIONAs the property owner of 3406 Commonwealth Avenue, Alexandria, VA, I hereby

(Property Address)

grant the applicant authorization to apply for the Pizza Restaurant, carryout, delivery use as

(use)

described in this application.

Name: A & H Limited Liability Company Phone 703-836-9028Address: ^{Please Print} 403 King Street, Alexandria, VA 22314 Email: _____Signature: H. YelaghiDate: 6/19/08

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

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.

SAMEASAPPLICANT

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

PIZZA RESTAURANT WITH CONVEYER OVEN
WITH NO GREASE OR FRYING IN STORE.
LIMITED SEATING UP TO SIX (6) SEAT. Carry out
and delivery service. Evening up to Four (4) drivers
Daytime Two (2) drivers

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a 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).

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

10:30 6:00 Two Employ 6:00 PM To 11:PM
Four To Five ~~Emp~~ Emp. Also Depend on The Day,

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

Day:	Hours:
<u>Monday To Thursday</u>	<u>10:30 To 11:PM</u>
<u>Friday To Sat</u>	<u>10:30 To 12:PM</u>
<u>Sunday</u>	<u>10:30 To 11:00 PM</u>
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No no (only lower over inside
very little noise / if non

B. How will the noise be controlled?

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

ONLY PRODUCT BEING COOKED IN THE OVEN.

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? (i.e. office paper, food wrappers)

FOOD CONTAINER + PAPER AND CANS.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

ON AVERAGE ONE 60 GALLON TRASH CAN A DAY

- C. How often will trash be collected?

TWICE A WEEK

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

ANY TRASH AROUND THE WILL BE PICKUP.

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

[] Yes.

[X] 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 nearby residents, employees and patrons?

Delaware Driver Training To Respect Two
Community Public Space Limit

ALCOHOL SALES

- 13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

6 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

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B. Where are off-street loading facilities located? All Deliver Use

Back Door.

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

NIGHT TIME USUALLY (AFTER HR.)

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

ONE A WEEK.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

—

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?

1176 sq. ft. (existing) + — sq. ft. (addition if any) = 1176 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: DEL. RAJ CHOPS.

End of Application

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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: 6

Outdoors: _____

Total number proposed: _____

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) _____ Yes ☒ NoBeer and wine — on-premises _____ Yes ☒ NoBeer and wine — off-premises _____ Yes ☒ No

3. Please describe the type of food that will be served:

ITALIAN / GOURMET PIZZA.

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?
- Pizza Operating Hr. 4 PM

Will delivery drivers use their own vehicles? ☒ Yes _____ No

Where will delivery vehicles be parked when not in use?

SIGN PARKING SPACE

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

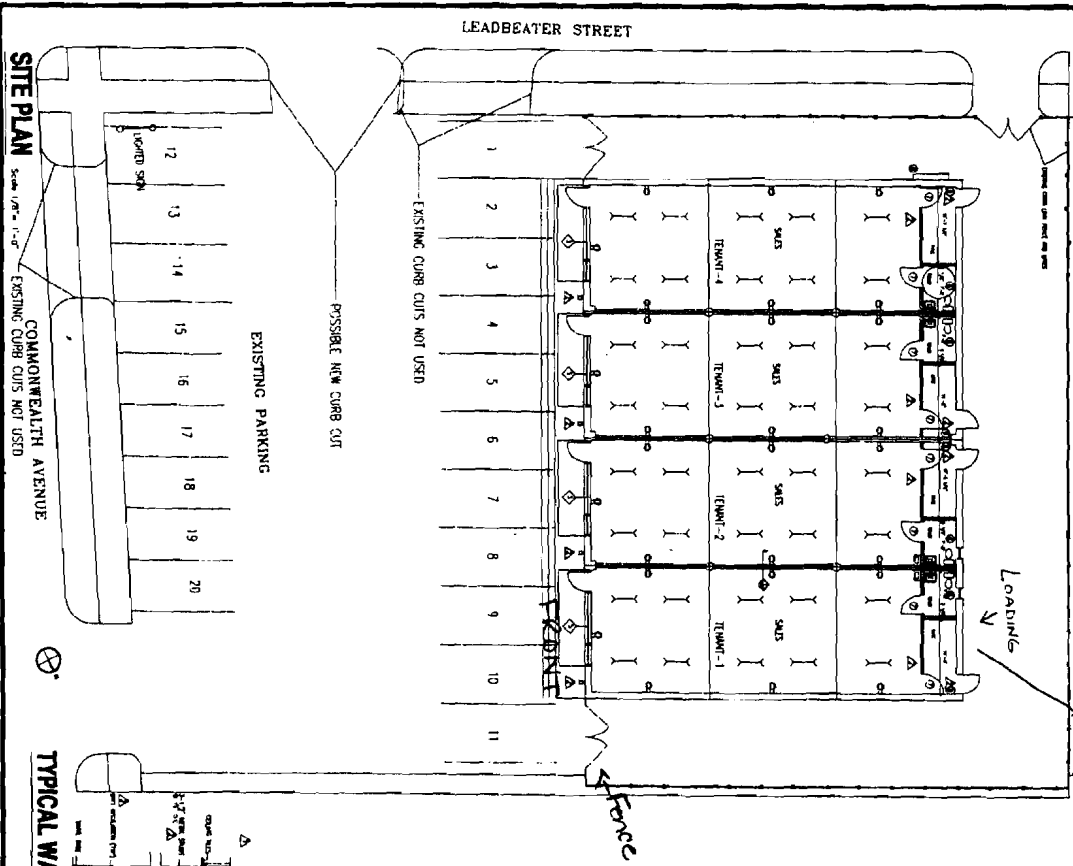
_____ Yes ☒ No

If yes, please describe:

GENERAL NOTES:

1. LOCATION OF THE NEW TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
2. LOCATION OF THE NEW TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
3. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
4. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
5. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
6. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
7. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
8. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
9. REMOVAL OF EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.

Subject Space



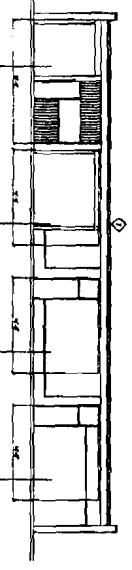
DEVELOPMENT NOTES:

1. EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
2. EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
3. EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
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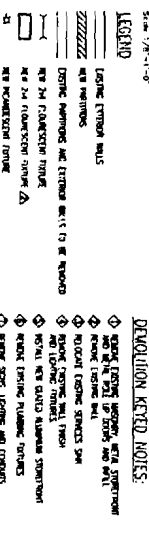
DEVELOPMENT SUMMARY

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TRAMP 100	11,750 SQ. FT.

FRONT ELEVATION NEW WORK



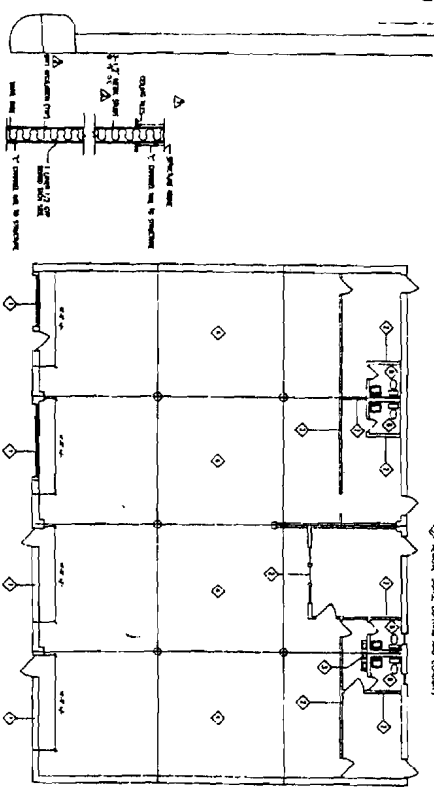
FRONT ELEVATION DEMOLITION



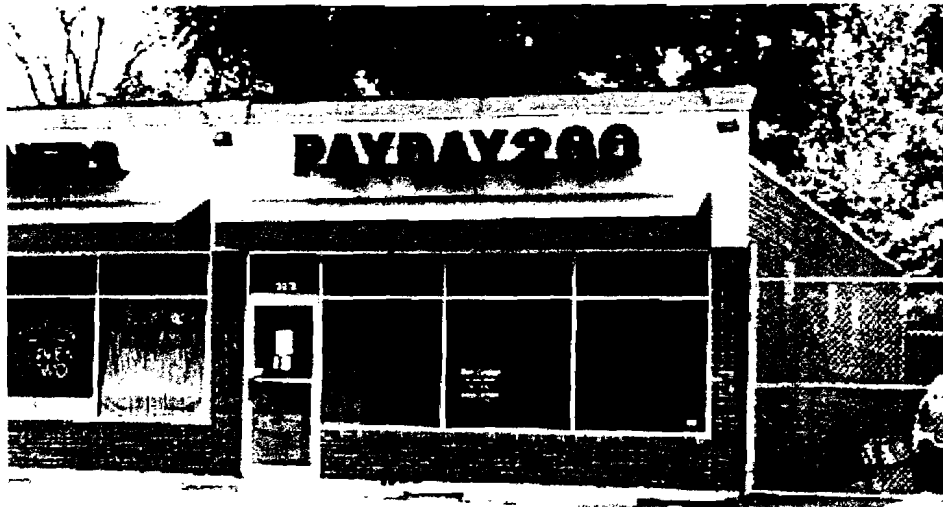
- LEGEND**
- 1. EXISTING TRAMP SPACES WILL BE DETERMINED BY THE ELECTRICAL ENGINEER.
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TYPICAL WALL SECTION DEMOLITION FLOOR PLAN

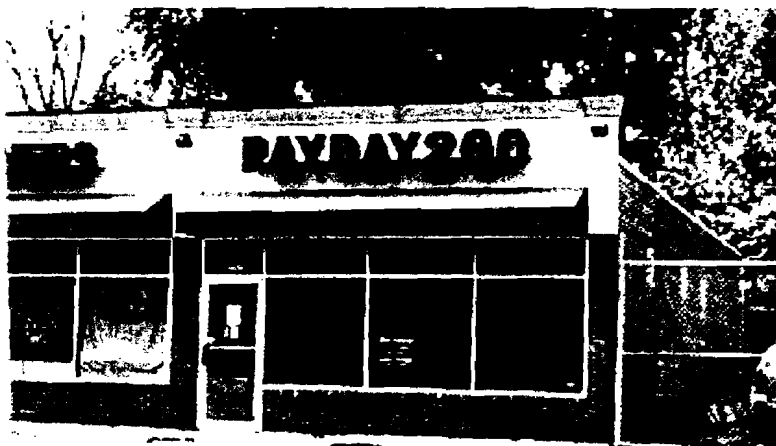
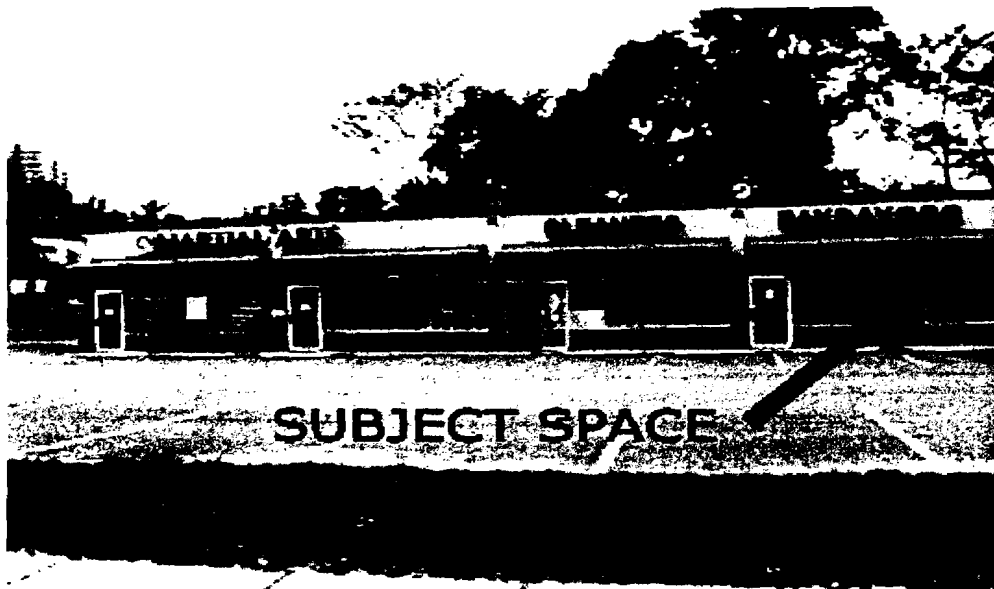
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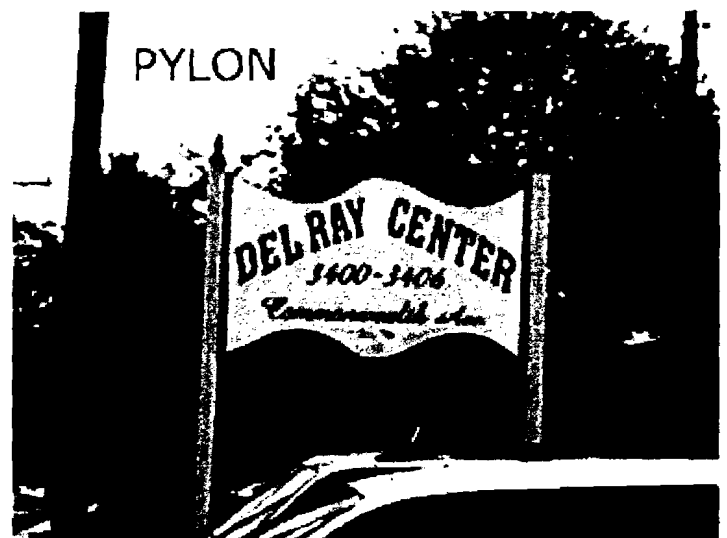
SUP2008-0048



SUBJECT SPACE
3406 Commonwealth Ave.



ADDITIONAL PARKING



SUP 2008-0048

Vocelli Pizza
3604 Commonwealth

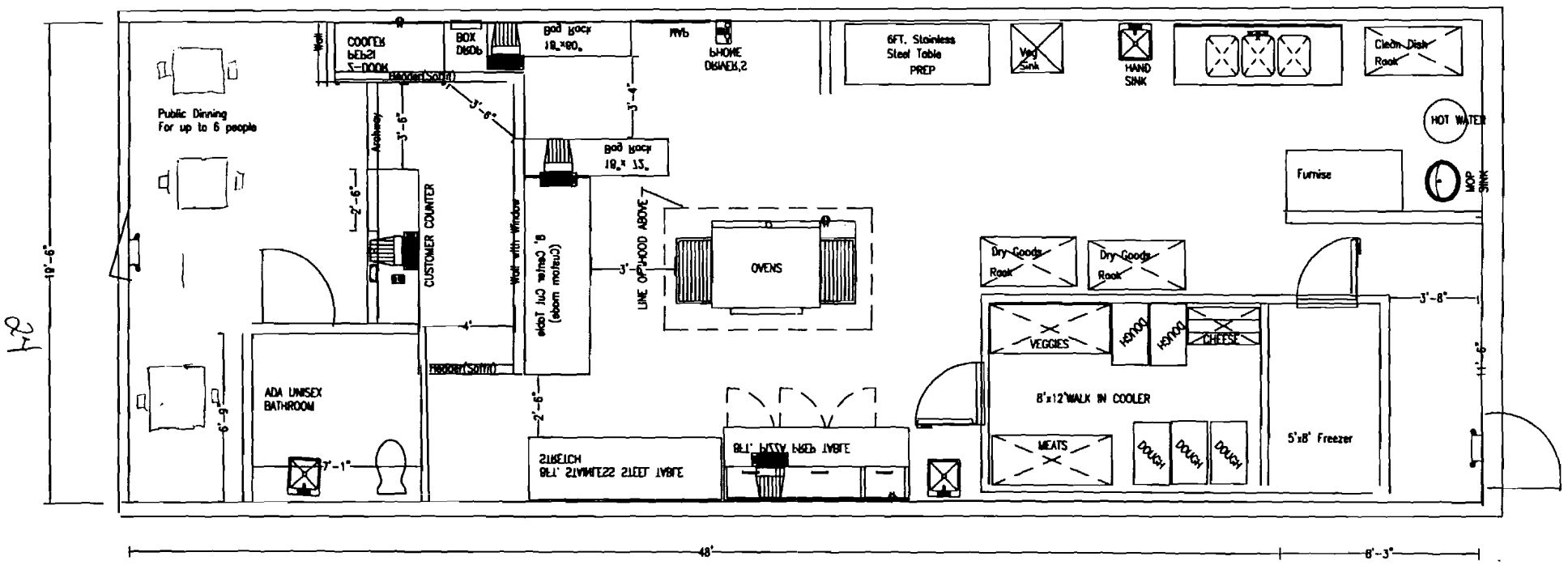
Ceiling Height: TBA
Customer Area: sq. ft.
Total Square Feet: sq. ft.
Width: feet 20'
Depth: 76 feet
Cooler/Freezer size: 8.5' H 8' W 17' D
Comments:

Bldg Type: Inline
Electric AMPS Phase:

APPROVALS:
Harry Ablok
Varol Ablok
Opa.

INITIALS: DATE:

Scale 1" = 4'
REK Version 1
Revised 04/24/03



BELOW ARE PROTOTYPICAL ELEVATIONS



Nicole Quinn
<Beagleowners@aol.com>

09/11/2008 11:31 PM

Please respond to
Nicole Quinn
<Beagleowners@aol.com>

To william.euille@alexandriava.gov, timothylovain@aol.com,
councilmangaines@aol.com, council@krupicka.com,
delpepper@aol.com, paulcsmedberg@aol.com,

cc

bcc

Subject COA Contact Us: Docket item #6, SUP # 2008-0048

6
9-13-08

Time: [Thu Sep 11, 2008 23:31:17] IP Address: [69.140.77.212]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Nicole

Last Name: Quinn

4 West Glebe Rd.

Street Address:

City: Alexandria

State: VA

Zip: 22305

Phone: 703-969-5483

Email Address: Beagleowners@aol.com

Subject: Docket item #6, SUP # 2008-0048

Dear Mayor Euille and City Council Members,

I ask you kindly to pull

Docket item #6, SUP #2008-0048 off the agenda for the Sept.13, 2008

meeting.

I believe you just received an email tonight from Sarah Haut of

DRCA land-use committee, stating that there was a mix-up
about the

meeting date and that we, as affected home-owners, never got a chance to

Comments: speak on our behalf and voice our
concerns before the DRCA vote was

cast....

Please take this into consideration when you make your

decision.

I thank you for your consideration!

Sincerely,
Nicole

Quinn



Sarah Haut
<hautsl@yahoo.com>

09/11/2008 09:27 PM

Please respond to
Sarah Haut <hautsl@yahoo.com>

To william.euille@alexandriava.gov, timothylovain@aol.com,
councilmangaines@aol.com, council@krupicka.com,
delpepper@aol.com, paulcsmedberg@aol.com,

cc

bcc

Subject COA Contact Us: Docket item #6. SPECIAL USE PERMIT
#2008-0048

6
9-13-08

Time: [Thu Sep 11, 2008 21:27:05] IP Address: [70.21.62.155]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: Sarah

Last Name: Haut

Street Address: 228 E. Nelson Ave

City: Alexandria

State: VA

Zip: 22301

Phone: 703-838-9060

Email Address: hautsl@yahoo.com

Subject: Docket item #6. SPECIAL USE PERMIT #2008-0048

Dear Mayor Euille and City Council members,

The Del Ray Citizen's

Association Land Use Committee discussed the referenced SUP application

(for Vocelli's Pizza) for 3406 Commonwealth Ave at its meeting on August

14, 2008. The Del Ray Citizen's association voted to support the

application at its monthly membership meeting on September 8, 2008

Flyers were distributed to neighbors of the business to invite them to

attend the Land Use meeting. Unfortunately, there was an error on the

flyer that indicated our land use meeting would take place on September 14,

2008 instead of August 14. The neighbors have serious concerns about the

impact of the applicant's business on their homes. They did not have the

Comments:

opportunity to discuss their concerns in any of the DRCA forums due to the

mix-up. They attended our September 11 meeting assuming that this was the

correct meeting date. I informed them that the Citizen's association had

already voted on the application and that it was too late to go back to the association for a revised vote. I told them I would contact City Council and explain the situation. The neighbors intend to participate in the public hearing on September 13, 2008. I hope that you will give their concerns serious consideration when you make your vote.

Respectfully,

Sarah Haut
DRCA Land Use Co-Chair

#1 6
9-13-08



VOL 4 ... NO.35

September 11-17, 2008

PRINT ARTICLE EMAIL TO FRIEND

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- Classified
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- Summer Movie Preview 2008
- Style
- Search
- Advanced Search



"Front-porch community" is also arts colony

By Mike Salmon
August 16, 2007

Along Mount Vernon Avenue, the main street of Del Ray, the art gallery-boutique-café atmosphere fuels the economic and cultural engine that drives the heart of this distinctive Alexandria neighborhood.

Tree-lined streets display homes that add character, but it's the residents who bring Del Ray to life. Pat Miller, co-owner of a Show of Hands art boutique with Maria Wasowski, was one of the driving forces behind the proliferation of artists on Mount Vernon Avenue. She started the Arts on the Avenue event back in 1995, focusing on the need for retail businesses and also spotlighting the community. Both features enhance the commerce and real estate.

Now a wide variety of ethnic restaurants and a streetscape splashed with pastels gives the community an urban feel. "We are not afraid to put paintings on the buildings," Miller said. "We've got absolutely smashing restaurants that are kind of our pulse of the community." She calls it "a front porch community," she added. It is certainly one that supports its local artists and crafters.

Show of Hands is in the 2200 block of the avenue. The same street also houses the Alexandria Volunteer Bureau, a



Times Staff Photo/Mike Salmon
Biking and walking are popular among Del Ray residents like Mark Walker, who is locking his bike to one of the posts outside St. Elmo's Coffee Pub, a popular gathering place.



Times Staff Photos/Mike Salmon
Brett Rice built this house to resemble the older homes around it from the outside, although it will be filled with modern conveniences within.



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FAX: 703.519.8543
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Alexandria, VA • 703-549-7500



website creation business called Bean Creative, Vital Body and Mind Therapies, and Juxtapose Fashion, Finds and Funk, with advertisements that urge the public to “come find yourself.” Back at Pat’s shop, the offerings include jewelry, pottery, art, frames, handbags and birdhouses – 90 percent made by local artists.

The founder of Del Ray’s Art on the Avenue event, Pat Millar peers through a shelf of colorful handmade tea cozies in her own shop, a Show of Hands, where many of the offerings were made by local artists.

Around the corner is Artfully Chocolate, where most of the popular truffles are made by local chocolatiers. The owner, Eric Nelson, also creates pictures using a combination of painted foil and a plastic-like metallic coating of Mylar.

Ameri Vermillion was showing her friend Danielle Rappel all that Del Ray had to offer. Coming from Maryland, Rappel she she hasn’t experienced anything like this at home.

“This is the artistic section of the City of Alexandria, you can’t prefabricate that,” she said. Vermillion and Rappel browsed inside Eight Hands Round that offers everything from baby toys to antiques to pajamas, with some merchandise displayed on the sidewalk.

Behind the counter, Linda Lawhorne said she is a local with roots going back to T.C. Williams High School. Her husband is also a T.C. alum, and her two children currently attend the school. “People just feel comfortable here; it’s homey,” she said.

Across the street, St. Elmo’s Coffee Pub doubles as the hip community gathering spot.

The Del Ray Artisans is an organization dedicated to fostering this community of artists and art supporters. They are a viable source for the development, teaching, and furtherance of art appreciation through exhibits and events for members and the diverse populations throughout the area, as stated on their newsletter “The Well Crafted Word.” Formed in 1992, the group has now grown to 275 members from all over the area. The president, Linda Elliff, lives in the Fort Hunt area of Alexandria. Her own creations include jewelry and collage mirrors, some of which are displayed in Miller’s shop.

Elliff called Del Ray an eclectic mix of people and housing. “All sorts of people are drawn to Del Ray,” she said.

The artists are inspired by each others’ creativity also, Elliff added. At their annual card making fundraiser, “the ideas just start flowing, they bounce off each other.” On Friday, Aug. 3, four of the artisans kicked off “Mashup: Solos and Collaborations,” art show consisting of pottery, jewelry, monoprints and encaustic painting at the Del Ray Artisans Gallery at 2704 Mount Vernon Avenue. The artists in Mashup include Barbara Boehm, Juli R. Branson, Elliff and Joan Ulrich. The display will continue every weekend in August, and 20 percent of the sales will go to support the Del Ray Artisans group.

Long and Foster agent Jim Crowe finds that clients are attracted to the community appeal of Del Ray. The smaller houses, smaller streets and proximity of businesses are “the things that attract them,” he said. Nearly half his listings are in the community, and he was a resident until moving recently to the Beverly Hills neighborhood a few blocks away. Still, he finds himself setting up meetings at Del Ray cafes, going to the restaurants, and stopping by the Dreamery Frozen Custard shop for a cone with his family.

“It’s a great main street along Mount Vernon Avenue,” he said.