

EXHIBIT NO. 1

DOCKET ITEM # 2

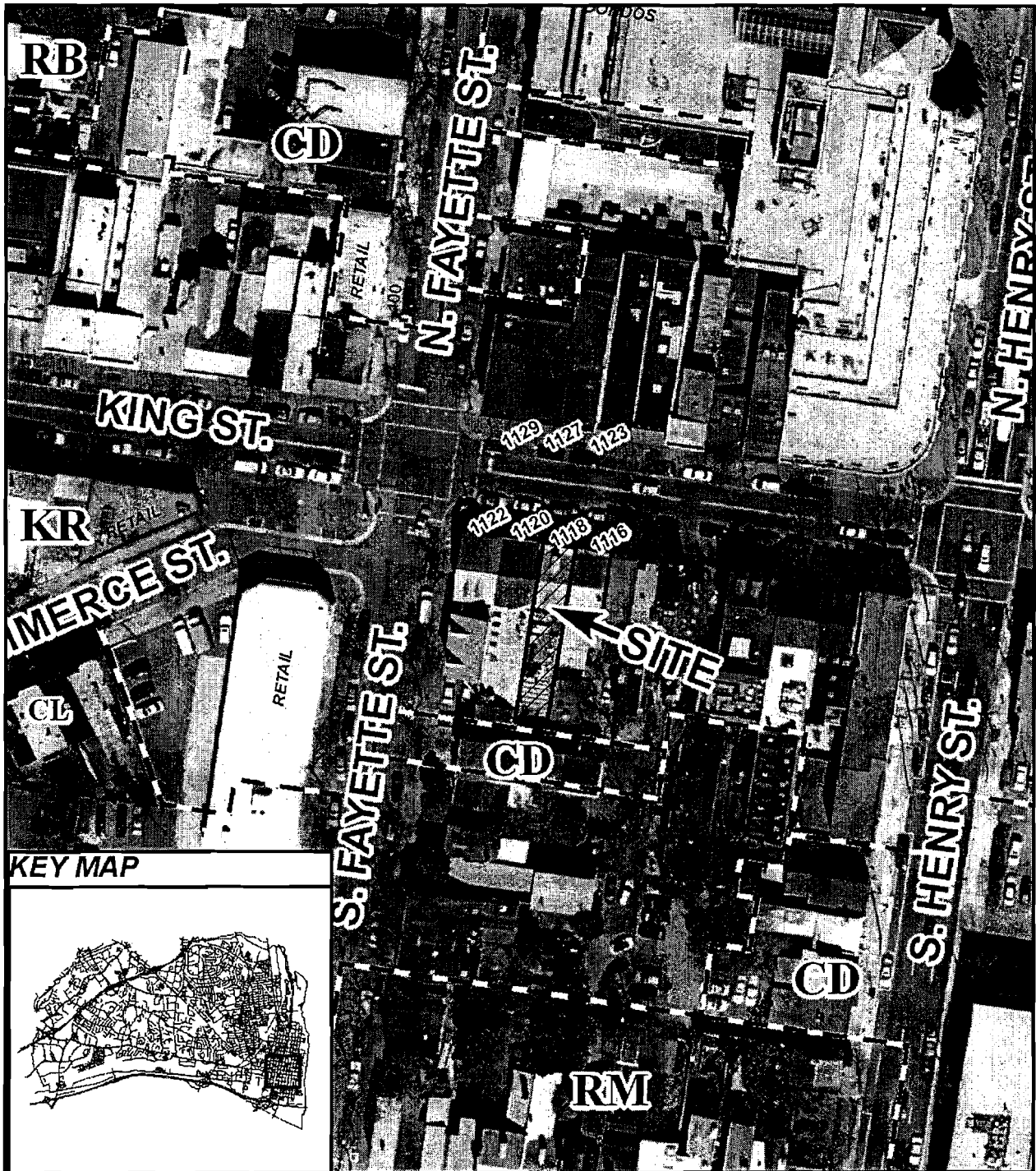
Special Use Permit #2009-0030

1118 King Street – Bistro Lafayette Restaurant

3
9-12-09

Application	General Data	
Request: Consideration of a request for an amendment to allow live entertainment and to extend the hours of operation at an existing restaurant.	Planning Commission Hearing:	September 1, 2009
	City Council Hearing:	September 12, 2009
Address: 1118 King Street	Zone:	KR/King Street Retail
Applicant: I.K.M., LLC. d/b/a Bistrot Lafayette by Marie Paul-Koumtakoun	Small Area Plan:	Old Town

<p>Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.</p>
<p>Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov</p>
<p><u>PLANNING COMMISSION ACTION, SEPTEMBER 1, 2009</u> : By unanimous consent, the Planning Commission <u>recommended approval</u> of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.</p> <p><u>Reason:</u> The Planning Commission agreed with the staff analysis.</p>
<p><u>CITY COUNCIL ACTION:</u></p>



KEY MAP



SUP #2009-0030

09/01/09



I. DISCUSSION

REQUEST

The applicant, I.K.M. LLC, requests approval of a special use permit amendment to add live entertainment and increase hours of operation at an existing restaurant located at 1118 King Street.

SITE DESCRIPTION

The subject property is one lot of record with 17 feet of frontage on King Street, approximately 100 feet of depth and a total lot area of 1,733 square feet. The site is developed with a two-story commercial building approximately 2,160 square feet in size.

The surrounding area is occupied by a mix of retail and restaurant uses. Immediately to the north is a home furnishings store. To the south is a frame shop. To the immediate east and west are other restaurants.



BACKGROUND

On November 24, 1986, City Council granted Special Use Permit #1940 to Pam's of Alexandria, Inc., doing business as The Daily Catch, for the operation of a full service restaurant. The restaurant has changed ownership several times since 1986, most recently in 2002 when staff administratively approved SUP#2002-0087 to change the ownership to IMK, LLC, the current owner and applicant.

In 2007, staff issued a warning ticket for a violation of outdoor dining regulations. In January 2009, staff visited the subject property as part of its routine inspection program and observed live entertainment on the premises in violation of the conditions of Special Use Permit approval. Staff issued a ticket for this violation and the applicant applied for the current Special Use Permit request.

On August 11, 2009 staff visited the site to determine if the business was in compliance with the conditions of its Special Use Permit. In addition to the live entertainment, staff found one violation of the special use permit that has been corrected.

PROPOSAL

The applicant proposes to add live entertainment at the existing restaurant in the form of a piano bar. The applicant also seeks to extend its closing hour on Thursdays to 1:00am. No other changes are proposed in the application.

<u>Hours:</u>	Monday-Wednesday: 7:30am-11:00pm Thursday-Sunday: 7:30am – 1:00am
<u>Number of seats:</u>	80 seats
<u>Type of service:</u>	Dine-in only
<u>Customers:</u>	Approximately 40 per day
<u>Alcohol:</u>	On-premises alcohol service only
<u>Entertainment:</u>	Piano bar which will be subordinate to the restaurant use
<u>Noise:</u>	No music or other noise will be audible at the property line
<u>Trash/Litter:</u>	Trash will be collected at least three times/week

PARKING

The subject property is located within the Central Business District (CBD). According to Section 8-300 (B) of the Zoning Ordinance, restaurants located within the CBD are exempt from parking requirements. Nonetheless, staff has retained and updated an existing condition in Section III of this report that the applicant shall participate in an organized parking program when such a program becomes operational.

BOARD OF ARCHITECTURAL REVIEW

The location of the proposed restaurant is within the boundaries of the Old and Historic Alexandria District and is under the jurisdiction of the Old & Historic Alexandria Board of Architectural Review (BAR.) All exterior changes to the building that are visible from the public right-of-way will require the applicant to obtain approval from the Old and Historic Board of Architectural Review. Such exterior changes include, but are not limited to: the proposed signage, awnings, and lighting, and any new or replacement signage, lighting, window replacement, fencing, kitchen exhaust and/or new HVAC vents or fixtures, or other alterations visible from a public right-of-way.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR / King Street Retail zone. Sections 6-702(A)(2) (k) and 6-702(B)(1)(a) of the Zoning Ordinance allows a restaurant in the KR zone only with a special use permit.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for retail/commercial use.

II. STAFF ANALYSIS

Staff supports the applicant's request to add live entertainment at the existing restaurant at 1118 King Street. Generally speaking, a moderate amount of live entertainment at restaurants on King Street is an appropriate use that has been permitted at various locations.

A survey of other restaurants in the vicinity of Bistrot Lafayette reveals that, in addition to certain grandfathered restaurants, at least three restaurants are permitted to have live entertainment until at least 1:00am by SUP: Vermillion, Rock-It Grill, and the now-closed Le Gaulois. Vermillion and Le Gaulois, both of which are located in the same block as Bistrot Lafayette, are required to limit their live entertainment to only live background music for the enjoyment of restaurant patrons.

Staff has included condition language in Section III of this report to similarly limit the live entertainment such that it shall be subordinate to the restaurant use. Staff has further recommended that no cover charges shall be assessed and that any advertising must reflect its subordinate nature. This condition language will ensure that the scale of live entertainment at the restaurant will remain appropriate and, along with other standard condition language, will also help reduce any potential noise impacts. The inclusion of these conditions represents a consistent approach toward live entertainment in the vicinity.

Staff recommends approval of the applicant's special use permit request, subject to the conditions listed 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. **CONDITION AMENDED BY STAFF:** ~~No outside dining facilities shall be provided on the premises.~~ Outdoor seating may be provided on the premises subject to approval by the Director of Planning and Zoning through the King Street Outdoor Dining Program. (P&Z) (SUP #1940-B)
2. Seating shall be provided inside for no more than 80 patrons. (P&Z) (SUP #1940-B)
3. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to 7:30 a.m. to 11:00 p.m., Monday through ~~Thursday~~ Wednesday, and to 7:30 a.m. to 1:00 a.m., ~~Friday~~ Thursday through Sunday. (PC) (SUP #1940-B)
4. Condition deleted. (SUP #1940-B)
5. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #1940)
6. Trash and garbage shall be stored inside or in a dumpster and shall not be picked up before 8:00 a.m. or placed in the dumpster after 11:00 p.m. (PC) (SUP #1940-B)
7. **CONDITION AMENDED BY STAFF:** ~~Trash and garbage shall be collected every day that service is available from Fayette Street only.~~ (P&Z) (PC) (SUP #1940-B)
8. The applicant shall monitor all deliveries to the rear of the building to ensure that the drivers of his delivery vehicles do not restrict the passage of traffic in the alley behind the building. (P&Z) (SUP #1940-A)
9. The special use permit shall be granted to the applicant only or to any business, entity or corporation in which the applicant has a controlling interest. (P&Z) (SUP #1940-B)
10. **CONDITION DELETED BY STAFF:** ~~One standard City trash container shall be furnished to the City of Alexandria for installation by the City on the adjacent public right of way.~~ (P&Z) (SUP #1940-B)
11. 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 #1940-B)
12. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #1940-B)

13. **CONDITION AMENDED BY STAFF:** The applicant shall ~~subsidize and~~ require its employees who drive to work to use off-street parking and 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) (P&Z) (SUP#2002-0087)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residuals be washed into the street, alleys, or storm sewers. (T&ES) (SUP #1940-B)
15. Condition deleted. (SUP #94-0315)
16. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no music or amplified sound shall be audible at the property line. (PC)(SUP #1940-B)
17. **CONDITION AMENDED BY STAFF:** ~~No~~ Indoor live entertainment shall be provided ~~at the restaurant~~ permitted to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP #2001-0056)
18. On-site alcohol service is permitted; no off-premise sales are permitted. (P&Z) (SUP #2001-0056)
19. **CONDITION AMENDED BY STAFF:** The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in ~~the Park Alexandria program (if East of Washington Street) or an equivalent parking subsidy program by which the regular parking price is discounted by at least \$1~~ any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Old Town Comprehensive Parking Study (2009). (P&Z) (SUP #2001-0056)
20. 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 #2001-0056)
21. **CONDITION AMENDED BY STAFF:** The applicant shall control cooking odors, and smoke and any other air pollution from operations at the site ~~from the property to~~ 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 #2001-0056)
22. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security service and robbery awareness program. (Police) (SUP #2001-0056)

23. **CONDITION ADDED BY STAFF:** 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)
24. **CONDITION ADDED BY STAFF:** Meals ordered before the closing hour may be sold, but no new patrons may be admitted after the closing hour and all patrons must leave by one hour after the closing hour. (P&Z)
25. **CONDITION ADDED BY STAFF:** No delivery service shall be offered from this location. (P&Z)
26. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
27. **CONDITION ADDED 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)
28. **CONDITION ADDED BY STAFF:** 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, 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)

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:

- 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 Supply 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 The applicant shall require its employees who drive to use off-street parking and 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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- 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. (T&ES)

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks and Recreation:

C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

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.

F-2 The applicant is requesting an extension of business hours from 9:00 p.m. till 1:00 a.m. The Police Department has no objections.

F-3 The applicant is seeking live entertainment in the form of a "piano bar" only from 8:00 p.m. till 1:00 a.m. The Police Department has no objections.

Sept.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0030

PROPERTY LOCATION: 1118 King Street

TAX MAP REFERENCE: 74.01-04-03 ZONE: KR

APPLICANT:
Name: BISTROT LAFAYETTE. I.K.M. LLC

Address: 1118 King St.

PROPOSED USE: live entertainment & extending hours of operation at existing restaurant.

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.

Marie Paul-Kovmtakova
Print Name of Applicant or Agent

[Signature]
Signature

4/17/09
Date

1118 King St
Mailing/Street Address

7/548.2525
Telephone #

7/548.0222
Fax #

202/549-7714

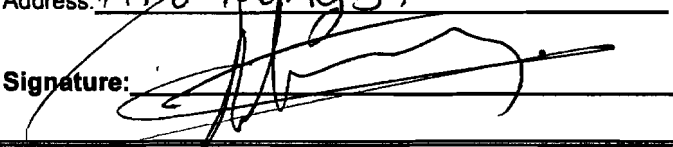
Alexandria VA 22314
City and State Zip Code

Marie4Lafayette@aol.com
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1118 King St. Alexandria VA 22314, I hereby
 (Property Address)
 grant the applicant authorization to apply for the restaurant use as
 (use)
 described in this application.

Name: Marie Paul Koumtakoun for I.K.H. LLC Phone: 703.548.2525
 Address: 1118 King St Email: Marie4lafayette@aol.com
 Signature:  Date: 4/17/09

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.

<u>Isabelle Zorro</u>	<u>33</u>
<u>Marie Koumtakoun</u>	<u>33</u>
<u>Keo Koumtakoun</u>	<u>33</u>

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.)

Request live entertainment
Piano Bar. Thursday through
Sunday. 8pm to 1Am

This entertainment is intended
to be accessory & complementary
to our restaurant use.

USE CHARACTERISTICS

REVISED

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).

Approximately 40/day

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

7 employees/day

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

Day:
Monday-Wednesday
Thursday-Sunday

Hours:
7:30am-11:00pm
7:30am-1:00am

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

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

No noise only music (piano) that will
not be audible from property line

- B. How will the noise be controlled?

No noise, windows will be closed
from reaching the street

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

No odor. No Smoking
 No Cooking
 only Sandwiches.

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)

recycled Bottles, paper product,
 Food items.

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

2 Bags -

C. How often will trash be collected?

Three times Week

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

We are the one Putting everything in
 our garbages outside. Employees will monitor

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

[] Yes.

No.

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

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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?

owners & employees are trained
to spot safety concerns and
call 911 if necessary.

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.

On premises only.
Wine, Beer, & Mixed drinks.

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

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

- on-site
- off-site **NA**

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? 0 loading from back alley.

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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

NA

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

Deliveries are occurring in the morning.

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

3 times/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?

No improvement necessary.

SITE CHARACTERISTICS

NA

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?

4,096 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4,096 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: _____

End of Application



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: 80 Outdoors: 0 Total number proposed: 80

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:
French 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:
Piano bar. Thursday through Sunday 8pm-1am.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 All
 75-99%
 50-74%
 1-49%
 None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 No parking impact predicted
 Less than 20 additional cars in neighborhood
 20-40 additional cars
 More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

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

1. Maximum number of patrons shall be determined by adding the following:
+ 80 Maximum number of patron dining seats
+ 0 Maximum number of patron bar seats
+ 0 Maximum number of standing patrons
= 80 Maximum number of patrons

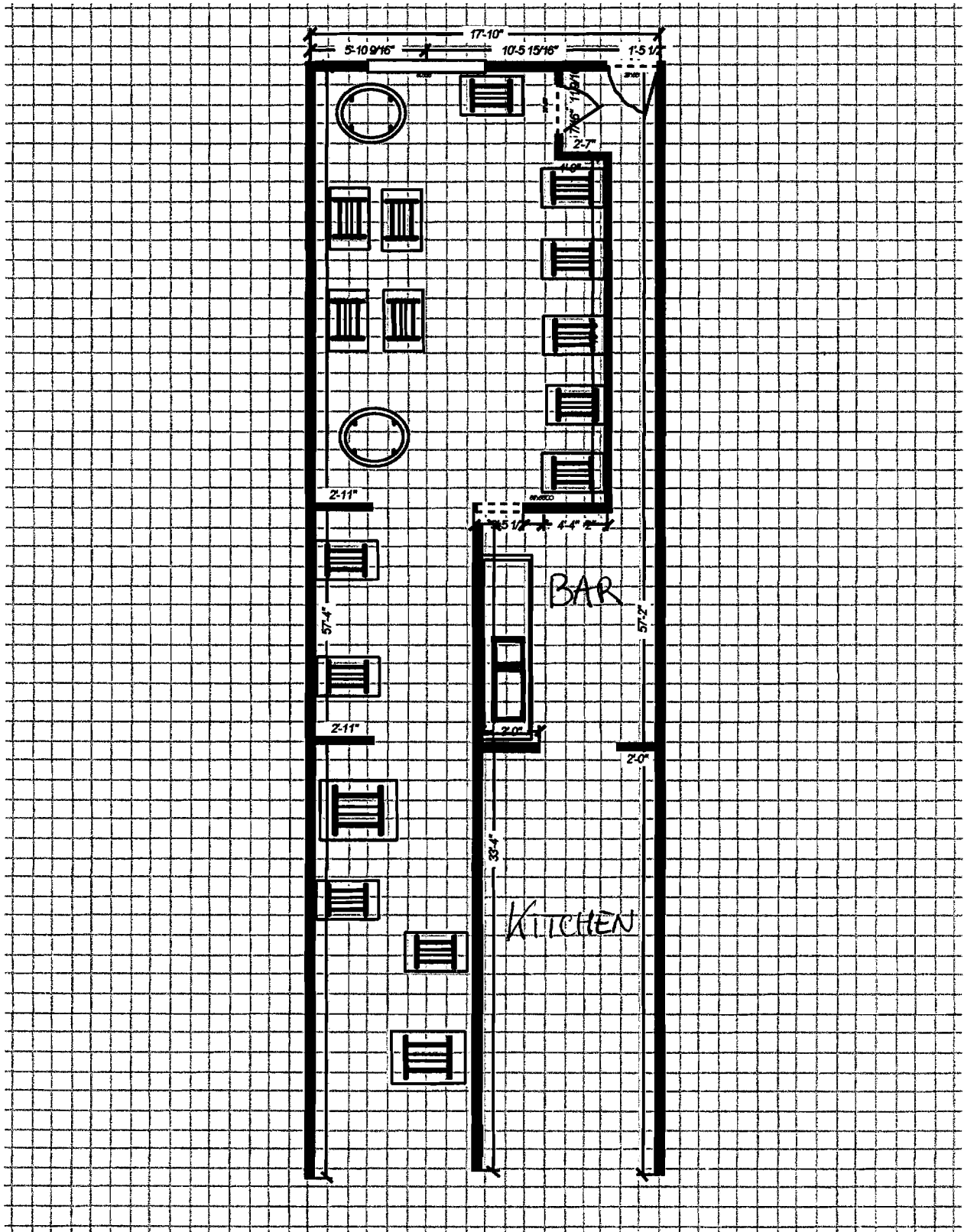
2. 6 Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 Closing by 8:00 PM
 Closing after 8:00 PM but by 10:00 PM
 Closing after 10:00 PM but by Midnight
 Closing after Midnight

4. Alcohol Consumption (check one)
 High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food

DOWNSTAIRS

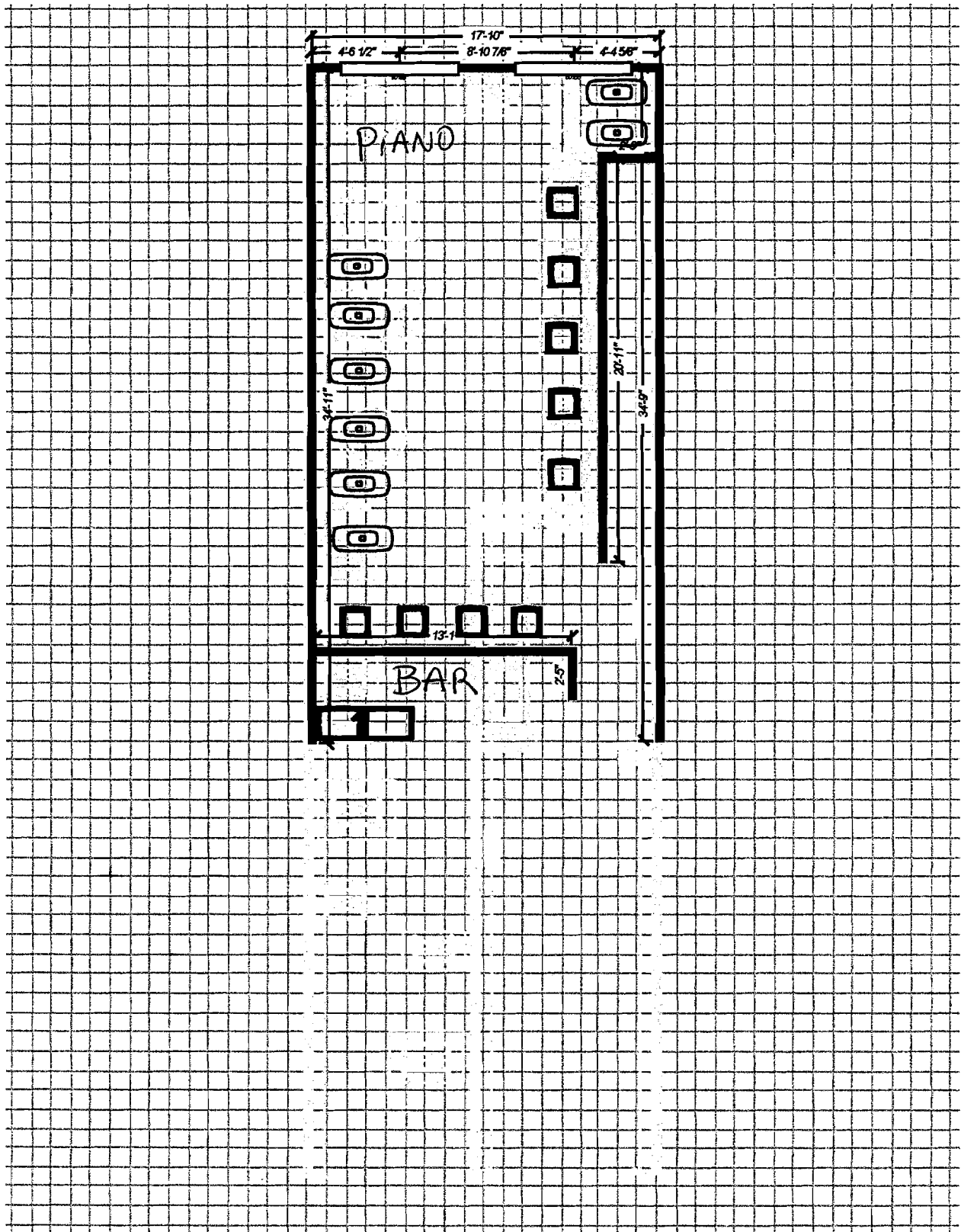
SUP 2009-0030



1/4" = 1'

UPSTAIRS

SyD 2009-0030



22

1/4" = 1'

#3
Sept.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0030

PROPERTY LOCATION: 1118 King Street

TAX MAP REFERENCE: 74.01-04-03 ZONE: KR

APPLICANT:

Name: BISTROT LAFAYETTE. I.K.M. LLC

Address: 1118 King St.

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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.

Marie Paul-Koumtakoum
Print Name of Applicant or Agent

[Signature]
Signature

4/17/09
Date

1118 King St
Mailing/Street Address

7/548.2525
Telephone #

7/548.0222
Fax #

202/549-7714

Alexandria VA 22314
City and State Zip Code

Marie4Lafayette@aol.com
Email address

By unanimous consent, recommended approval
ACTION-PLANNING COMMISSION: _____ DATE: 9/1/09
CC approved PC recommendation ~~6-0~~ 09/12/09
ACTION-CITY COUNCIL: _____ DATE: _____