

DOCKET ITEM #3
Special Use Permit #2009-0079
654 South Pickett Street – Parking Reduction

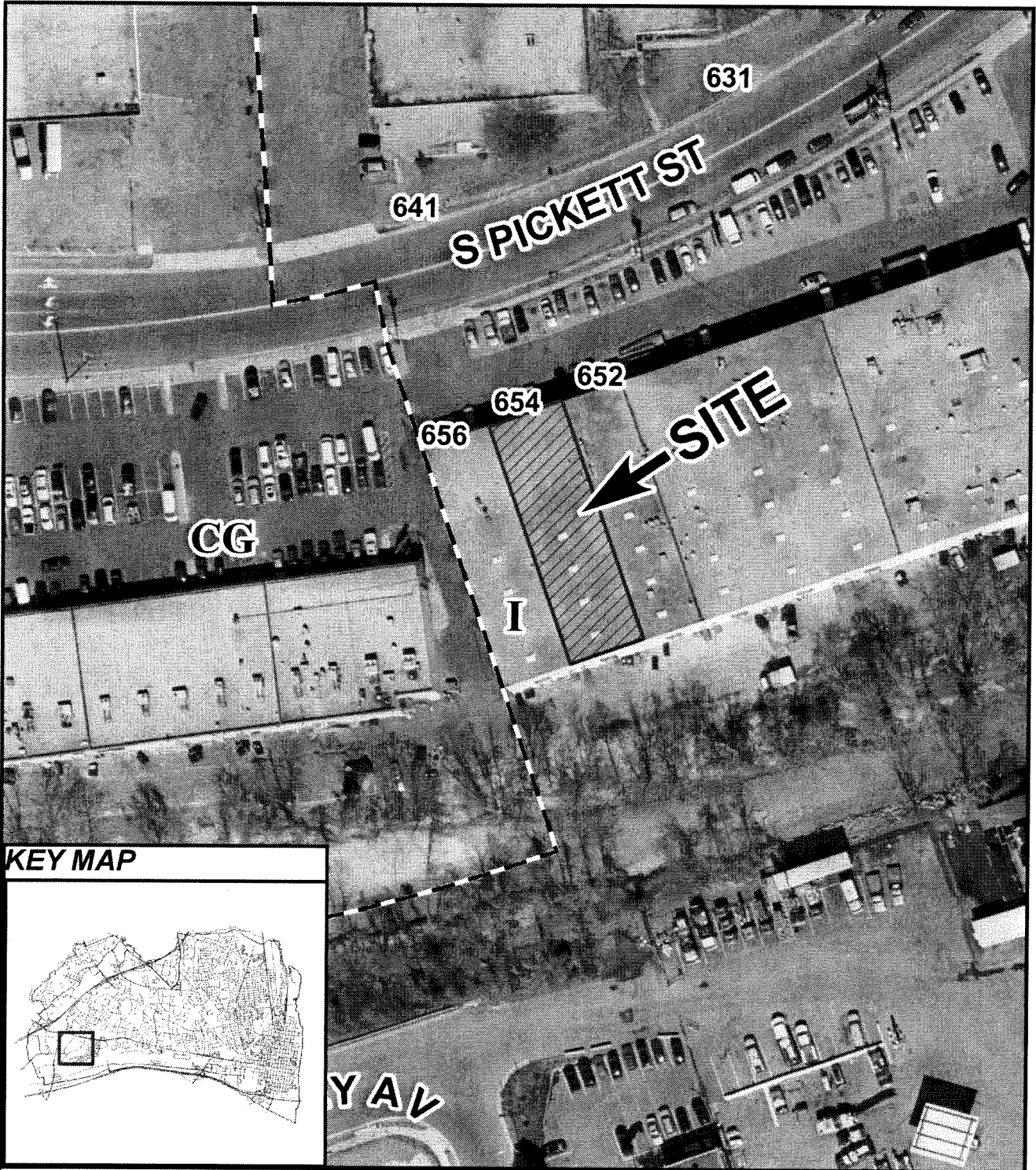
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

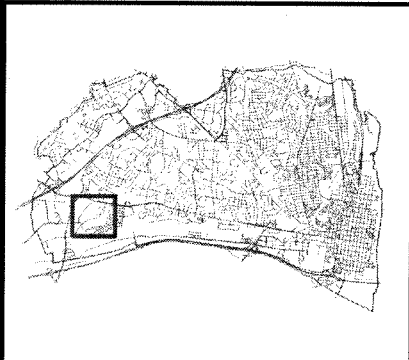
Application	General Data	
Request: Consideration of a request for a parking reduction.	Planning Commission Hearing:	February 2, 2010
	City Council Hearing:	February 20, 2010
Address: 654 South Pickett Street (Parcel Address: 640 South Pickett Street)	Zone:	I/Industrial
Applicant: Seleshi Getachew	Small 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



KEY MAP



SUP #2009-0079

02/02/10



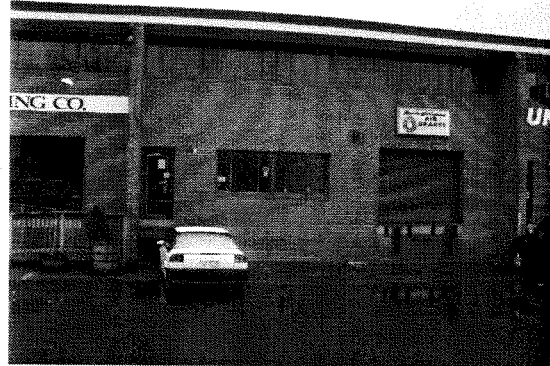
I. DISCUSSION

REQUEST

The applicant, Seleshi Getachew, requests special use permit approval for a parking reduction at 654 South Pickett Street.

SITE DESCRIPTION / BACKGROUND

The subject property is one lot of record with approximately 416 feet of frontage on South Pickett Street, a depth of 362 feet and a total of 132,130 square feet (3.03 acres.) The site is developed with a one and two-story brick shopping center which is 60,600 square feet in size and currently home to several tenants including Shenandoah Brewing Company, Nick's, and the Pan-American Bakery & Grill.



The surrounding area is occupied by a mix of commercial and industrial uses. Immediately to the north is a vacant warehouse site, known as Landmark Gateway, approved for residential condominiums. To the south across Backlick Run is the Virginia Paving site. To the east is a shopping center and west is a commercial/industrial building.

According to City records, no Special Use Permit has ever been filed for this space in the shopping center. The former tenant of this space was an automobile supply company.

PROPOSAL

The applicant requests a 23-space reduction in parking to accommodate his planned 150-seat restaurant, which is now a permitted use in this location in a shopping center. The parking reduction is necessary because all 101 parking spaces on the shopping center site are being used by other businesses to meet required parking. The applicant expects to make use of parking at neighboring properties, which are all owned by the same landlord, and to offer sedan or bus service as requested by customers of special events at the restaurant.

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 150 seats will be required to provide 38 off-street parking spaces. With all 101 parking spaces on-site already accounted for, only 15 parking spaces are available to the applicant in parking lots on abutting properties within a distance of less than 500 feet. This circumstance leaves a balance of 23 spaces, which represents the parking reduction request.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1202 (V.1) of the Zoning Ordinance allows a restaurant in a shopping center (as defined in Section 2-193.1) in the I zone as a permitted use. Section 8-100 (A)(1)(4) of the Zoning Ordinance permits a reduction of off-street parking requirements by Special Use Permit.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for industrial use. The property is located just outside the boundary of the recently-adopted Landmark/Van Dorn Corridor Plan.

II. STAFF ANALYSIS

Staff does not object to the parking reduction request. In reaching this conclusion, staff points to four elements of the proposal that justify a reduction in required parking: 1) the nature of the business the applicant proposes, 2) the availability of adjacent off-street parking, 3) the availability of public transportation and 4) additional measures the applicant has taken to address potential parking concerns.

The Special Use Permit request is for a parking reduction only and not for the associated restaurant. With the passage of Small Business Zoning amendments, restaurants located in shopping centers as defined in Section 2-193.1 no longer require Special Use Permits. In this case, since the subject location meets the definition of a shopping center, the restaurant is a permitted use. While not the focus of this request, staff has nonetheless discussed with the applicant the various elements of the restaurant he plans to operate in order to determine potential parking impacts.

The applicant proposes to operate a restaurant with banquet facilities featuring a combined maximum of 150 seats. However, only the front part of the facility will function as a traditional restaurant and will be open on a continuous basis. It will consist of only 40 seats. The remaining 110 seats will be available for banquets, weddings, and small meetings or conferences, with the heaviest use being on the weekends. Staff concludes that the parking impact from the restaurant use will likely be diminished during portions of the week when the banquet facility is not in use.

Further, there is significant off-street parking in the immediate area, particularly in the shopping center to the west (Pickett Street Plaza at the corner of South Van Dorn and South Pickett), since some of those shops are not open in the evenings when the restaurant use will be heaviest. Staff agrees with this assertion and notes that the owner of that shopping center, who also owns the subject property, has granted the applicant permission to use this lot. The Van Dorn Metro station is located nearby and DASH bus service runs along South Pickett Street directly in front of the shopping centers. Staff believes it's reasonable to conclude that at least some portion of the applicant's customers would utilize public transportation.

According to the applicant, two additional measures at least in part further justify the parking reduction request. One is the use of parking spaces at the Landmark Gateway site, which he has leased temporarily until construction of the residential condominium begins. The second is that the applicant will offer banquet customers the option of sedan or bus service to and from the site, particularly if the banquet customers are staying at nearby hotels.

For these reasons, and subject to the condition language contained in Section III of this report that includes a requirement that the applicant inform customers about public transportation options and off-street parking areas, staff recommends approval of the 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 install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (P&Z)
3. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other methods. (P&Z)
4. 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)
5. The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. The applicant is asked to reference SUP number and condition number on all correspondence. (T&ES, RP&CA)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
7. 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: Barbara Ross, 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:

- F-1 Staff supports the proposed parking reduction.
- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (T&ES, RP&CA)
- R-2 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)

Code Enforcement:

- F-1 No Comment

Health Department:

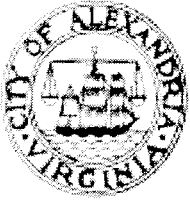
- F-1 No Comment

Parks and Recreation:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
- 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:

- F-1 The Police Department has no comments or objections to the request for a parking reduction.



APPLICATION

SPECIAL USE PERMIT

FBTB

SPECIAL USE PERMIT # 2009-0079

PROPERTY LOCATION: 654 S. PICKETT ST. ALEXANDRIA, VA. 22304

TAX MAP REFERENCE: 067-02-02-09 ZONE: I

APPLICANT:

Name: SELESHI GETACHEW

Address: 101 S. WHITING ST. #503, ALEXANDRIA, VA. 22304

PROPOSED USE: ~~AE~~ (RESTAURANT) PARKING REDUCTION FOR A 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.

SELESHI GETACHEW
Print Name of Applicant or Agent

Signature 11/18/09
Date

101 S. WHITING STREET # 503
Mailing/Street Address

571-238-0261
Telephone # Fax #

ALEXANDRIA, VA. 22304
City and State Zip Code

seleshi.getachew@aol.com
Email address


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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 654 S. Pickett Street, Alexandria, VA 22304 hereby
(Property Address)
grant the applicant authorization to apply for the Parking Reduction use as
(use)
described in this application.

Name: Pauline J. Zarpas Phone 301-948-2674

Please Print
Address: SNZ REAL ESTATE SERVICES Email bzarpas@snzre.com
7609-D Airpark Rd. Gaithersburg, MD 20879

Signature:  Date: 11/11/09

Manager / 640-656 S. PICKETT STREET, LLC

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.

MR. SELESH GETACHEW IS 100% OWNER OF THE PROPOSED
RESTAURANT/BANQUET.

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.)

- WE ARE REQUESTING FOR PARKING REDUCTION APPROVAL FOR 23 SPACES
THE PROPOSED RESTAURANT HAS A SEATING CAPACITY OF 150. REQ'D
SPACE FOR IS 1 SPACE / 4 SEATS. ~~23~~ 38 SPACES TOTAL.
 - THE CURRENT TENANTS OF THE BUILDING HAVE USED ALL SPACES
WITH IN THE PROPERTY. THERE IS NO EXTRA SPACE AVAILABLE FOR
THE PROPOSED RESTAURANT / BANQUET USE. THE LANDLORD OWNING
THE ADJACENT SPACES TO THE EAST & WEST OF THE PROPERTY HAS
ALOCATED AND APPROVED 15 SPACES ~~FOR~~ TO BE USED BY THE TENANT
(SEE ATTACHED LL LETTER)
 - IN ADDITION TO THESE SPACES, AMPLE PARKING SPACES ARE AVAILABLE
FOR OUR USE AFTER 5:00 PM
 - THE TENANT ALSO OWNS A SHUTTLE SERVICE TO PROVIDE FOR BANQUET
AND RESTAURAN CUSTOMERS.
 - THE REMAINING PARKING SPACES IN WHICH WE ARE APPLYING
A REDUCTION FOR ARE 23 SPACES.
- 15 SP AVAILABLE + 23 REDUCTION = 38 SPACES = 150 SEATS

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: PARKING REDUCTION OF 23 SPACES

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).

25-30 ON WEEK DAYS FOR LUNCH (12:00 PM - 2:00 PM)
SATURDAY & SUNDAY LUNCH - (30-40 PATRONS + ENPL.) LUNCH @ 2:00 PM - 3:00 PM
DINNER 5:00 PM - 9:00 PM
BANQUET AS REQUESTED AND NEEDED, FRIDAY & SATURDAY = 80-100 PEOPLE

B. How many employees, staff and other personnel do you expect? (TIME 5:00 PM - 1:00 AM)
Specify time period (i.e., day, hour, or shift).

SIX TO EIGHT STAFF PER DAY./SHIFT. (6:00 - 4:00 SHIFT #1)
4:00 - MIDNIGHT - SHIFT #2

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

Day:	Hours:
<u>MONDAY - THURSDAY</u>	<u>7:00 AM - 12:00 PM</u>
<u>FRIDAY & SATURDAY</u>	<u>7:00 AM - 1:00 AM</u>
<u>SUNDAYS</u>	<u>9:00 AM - 12:00 AM</u>

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

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

NONE

B. How will the noise be controlled?

NONE

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

ADEQUATELY SIZED KITCHEN EXHAUST FAN WILL BE PROVIDED.

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, PLASTIC & ALUM. CANS, BOTTLES, PAPERS

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

2-3 TRASH BAGS / DAY

C. How often will trash be collected?

THREE TIMES A WEEK

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

WE WILL ASSIGN A STAFF TO REGULARLY CHECK AND CLEAN ANY LITTER IN & AROUND THE PROPERTY

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

Yes. No.

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

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

Yes. No. N/A

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

N/A

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

N/A

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

- 15 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ 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

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

LOCATED AT TO THE EAST AND WEST PROPERTIES

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? ONE

<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? _____

AT REAR OF THE PROPOSED SPACE

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

5AM TO 6:AM

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

TWO TIMES PER 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? N/A square feet.

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

- sq. ft. (existing) + 5,600 sq. ft. (addition if any) = - 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: INDUSTRIAL ZONED BUILDING

End of Application



APPLICATION - SUPPLEMENTAL PARKING REDUCTION

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

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

PARKING SPACES FOR RESTAURANT/BANQUET USE WITH 150 SEATING CAPACITY. REQ'D SPACES ARE 1/4 SEATS. AVAILABLE PARKING SPACES ARE ONLY 15. PARKING NEEDED ARE 38 SPACES WE ARE APPLYING FOR A REDUCTIONS OF 23 SPACES

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

CURRENT TENANTS HAVE USED ALL AVAILABLE SPACES, THERE IS NO EXTRA SPACES AVAILABLE FOR THE PROPOSED SPACE (RESTAURANT/BANQUET) THE LAND LORD ALSO OWNS THE ADJACENT PROPERTIES AND HAS ALLOCATED AND APPROVED ~~FOR~~ 15 SPACES FOR THE PROPOSED RESTAURANT. THE SHOPPING CENTER ALSO HAS AMPLE SPACES AVAILABLE FOR USE AFTER 5:00 PM

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

THE PROPOSED RESTAURANT HAS NO EXTRA SPACE WITHIN THE SAME LOT HOWEVER, THE TWO ADJACENT PROPERTIES TO THE LEFT & RIGHT OF THE PROPERTY ARE OWNED BY THE SAME LANDLORD AND PER PARKING STUDY CONDUCTED BY THE ARCHITECT & THE CITY, THERE ARE ONLY 7 & 8 SPACES TO THE EAST & WEST OF THE PROPERTY RESPECTIVELY.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

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

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

PARKING MANAGEMENT PLAN FOR

DIPE RESTAURANT & LOUNGE

654 S. PICKETT STREET. ALEXANDRIA, VA.

THIS PARKING REDUCTION REQUEST FOR 23 SPACES IS BASED ON THE FOLLOWING FACTS.

1. THE ADJACENT PROPERTIES, A SHOPPING STRIP ON THE RIGHT & A COMMERCIAL/ INDUSTRIAL PROPERTY TO THE ~~RIGHT~~ ^{LEFT}, ALSO OWNED BY THE SAME LANDLORD, ARE ALWAYS HALF FULL, AND ALMOST VACANT AFTER 6:00 PM.
2. THE PROPOSED RESTAURANT SEATS ONLY 38 PEOPLE FOR LUNCH & DINNER. THE BANQUET PORTION IS FUNCTIONAL ON OCCASIONS, (ON WEEK-ENDS), FRIDAY - SUNDAY, BY 6:00 - 7:00 PM., MOST OF THE SHOPS CLOSES. THERE IS AMPLE SPACE AT THE PROPOSED RESTAURANT SITE, FOR BANQUET USE.
3. THERE ARE APPROX. 10-15 ON STREET PARKING SPACES ON BOTH SIDES OF S. PICKETT STREET. THESE SPACES COULD BE USED AT ANY TIME OF THE DAY, 7 DAYS A WEEK.
4. THE OWNER OF THE PROPOSED RESTAURANT OWNS A SHUTTLE SERVICE. SHUTTLE WILL BE AVAILABLE TO GUESTS USING THE BANQUET HALL. SERVICE WILL BE PROVIDED TO HOTEL GUESTS ON MOST BANQUET EVENTS.
5. SURROUNDING PROPERTIES ARE ZONED AS EITHER COMMERCIAL OR INDUSTRIAL. THERE IS NO RESIDENTIAL ZONED PROPERTY IN THE AREA.

NOTE

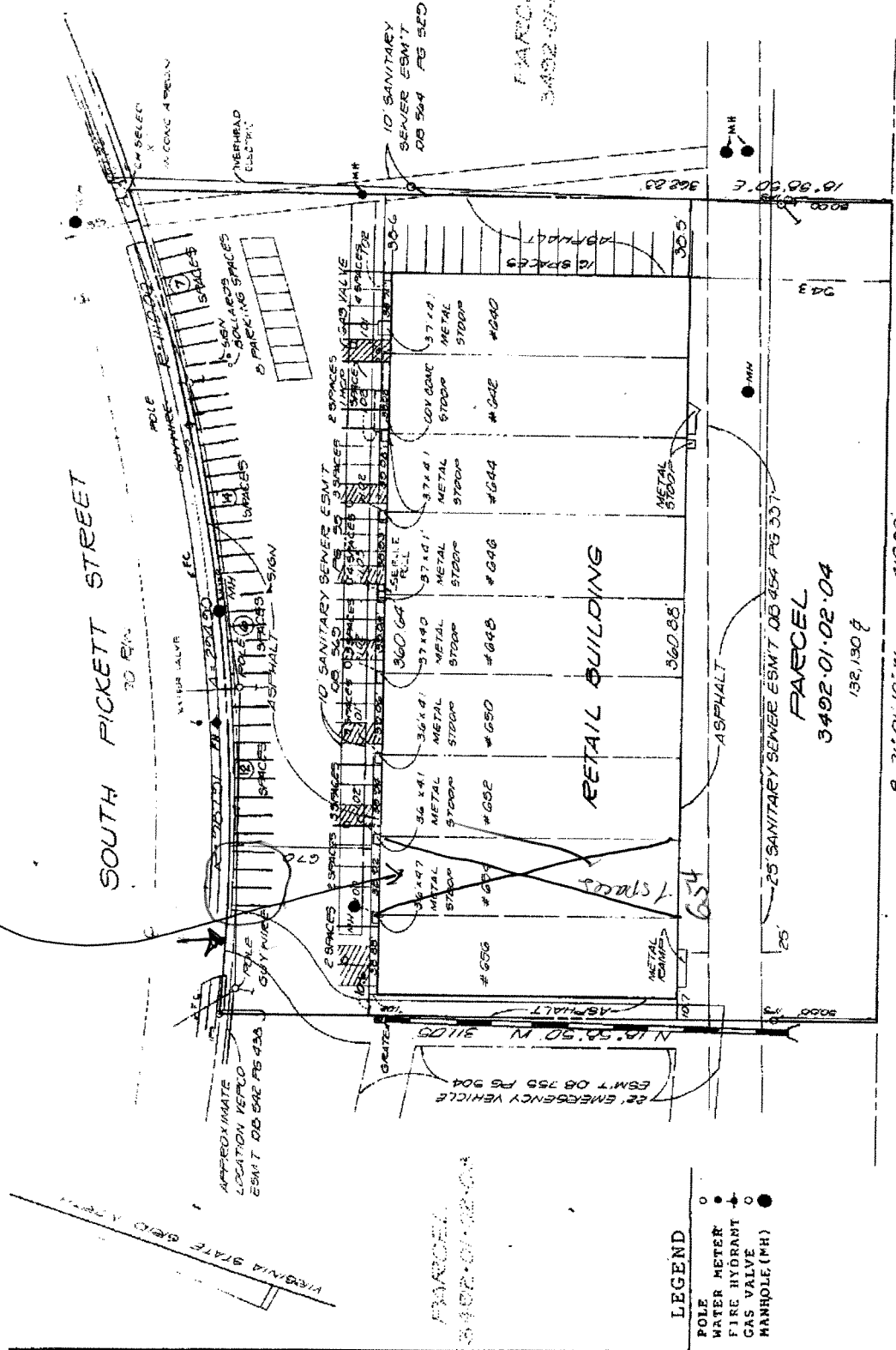
THE OWNER OF THE PROPOSED RESTAURANT WILL BE RESPONSIBLE OF MAINTAINING & CLEANING AFTER EACH USE OF THE BANQUET HALL. EMPLOYEE WILL BE ASSIGNED TO CHECK & CLEAN THE PARKING SPACES, SPECIALLY WHEN THE BANQUET HALL IS FUNCTIONAL.

SITE PLAN OF THE PROPERTIES ATTACHED.

SAMU
CITY
SCALE
DRAWN
DENW
ARCHITECTS INC
8401 ARLINGT

To Samuel N. Zar
Association for
I hereby certify
a) this survey w
knowledge and be
areas of the sub
buildings and in
to the nearest f
property, (ii) t
and any other na
(or of which I h
not of record) a
(iii) the locati
showing the numb
shutting dedicat
subject property
(v) any other su
b) except as set
upon the subject
(ii) encroachment
streets, or alle
(iii) party walk
exceptions to th
c) Adequate inpr
provided by Sou
dedicated public
Alexandria.
d) All building
the subject prop
e) this lot lies,
Zone A12, Zone
Flood Insuranc
Virginia dated (

PROPOSED SPACE



PARCEL
3492-01-02-04

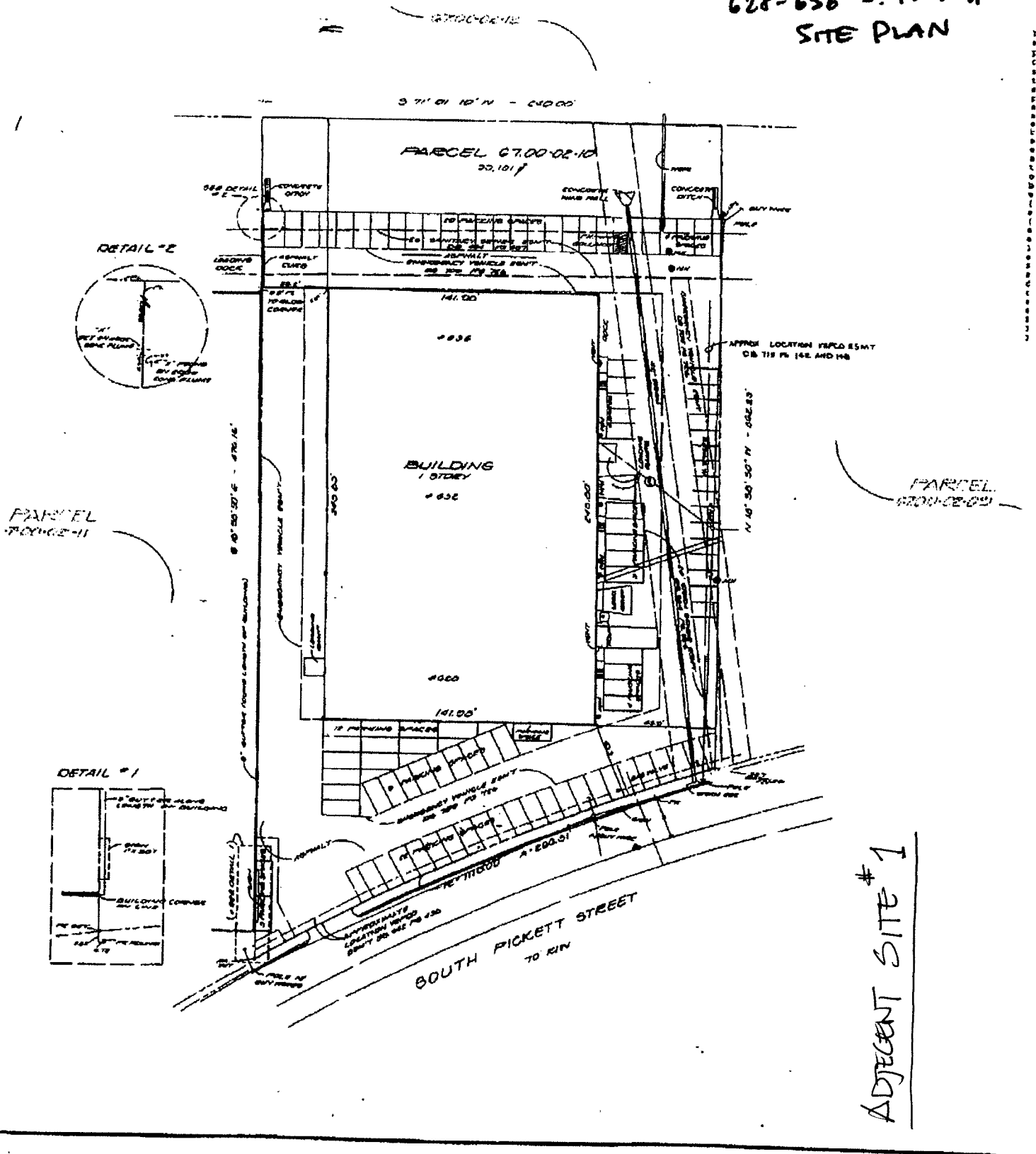
- 5) THE FOLLOWING APPEAR IN THE TITLE REPORT, BUT DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:
- A) A VIRGINIA SERVICE CO. EASEMENT RECORDED IN DB J-11 PG 472.
 - B) A VIRGINIA PUBLIC SERVICE CO. EASEMENT RECORDED IN DB Z-11 PG 280.
 - C) A VEPCO EASEMENT RECORDED IN DB 803 PG 290.
 - D) A VEPCO EASEMENT RECORDED IN DB 773 PG 419.
- 6) PARCEL 3492-01-02-04 IS RECORDED IN DB 529 PG 384 AND CORRECTED IN DB 310 PG 532.

NOTES:
1) THE PROPERTY SHOWN HEREON IS SHOWN ON THE CITY OF ALEXANDRIA ASSESSMENT MAP AS PARCEL 3492-01-02-04.
2) A TITLE REPORT WAS FURNISHED BY TICOR TITLE INSURANCE, DATED MARCH 11, 1991, CASE NO. 91-11133.
3) THE PROPERTY SHOWN HEREON IS SUBJECT TO A PARKING EASEMENT, RECORDED IN DB 774 PG 255.
4) THIS PROPERTY MAY BE SUBJECT TO AN UNLOCATABLE 2&P TELEPHONE EASEMENT RECORDED IN DB F-8 PG 348.

LEGEND
POLE
WATER METER
FIRE HYDRANT
GAS VALVE
MANHOLE (MH)

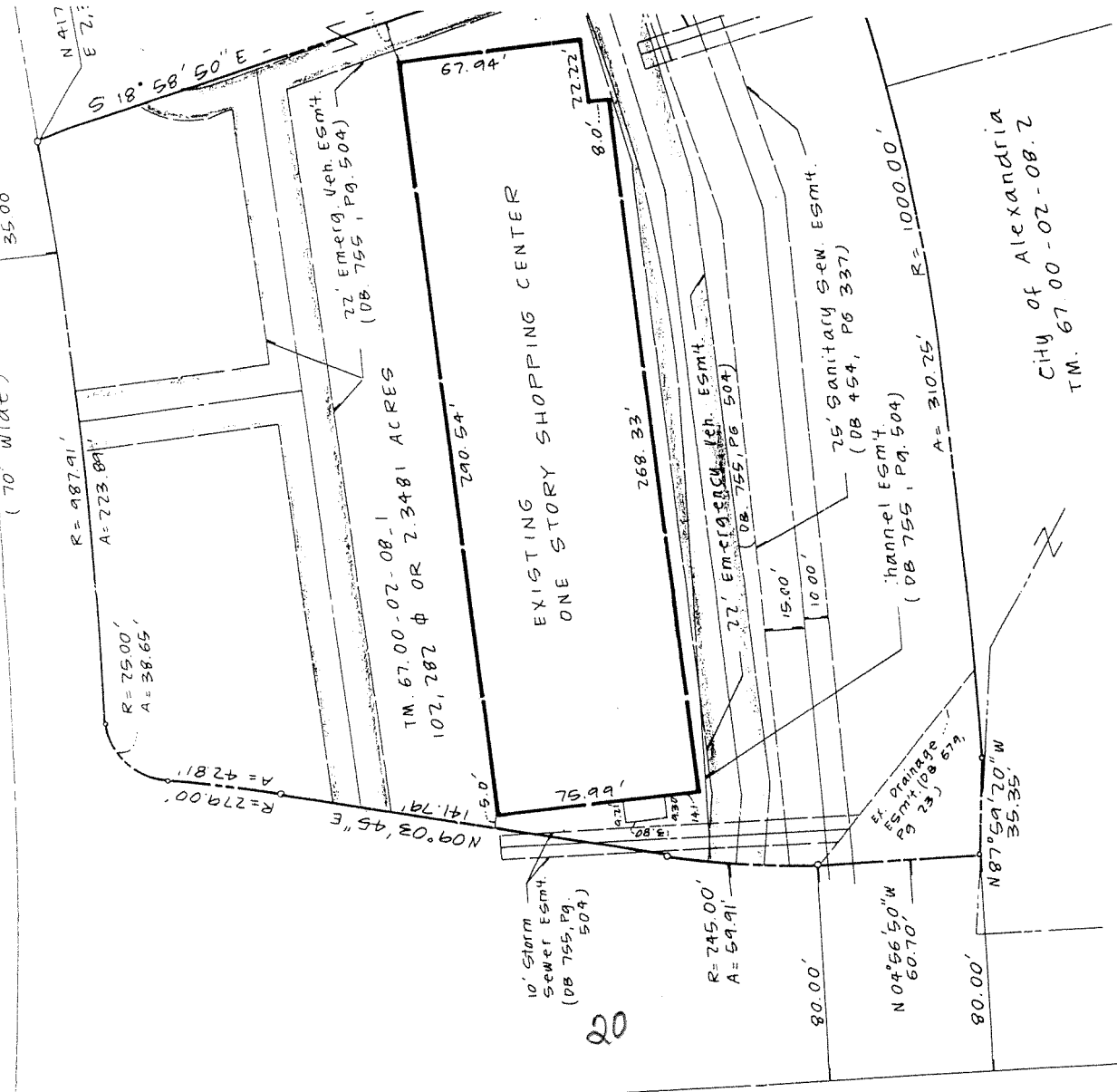
Sup 2009-0079

628-636 S. Pickett St. SITE PLAN



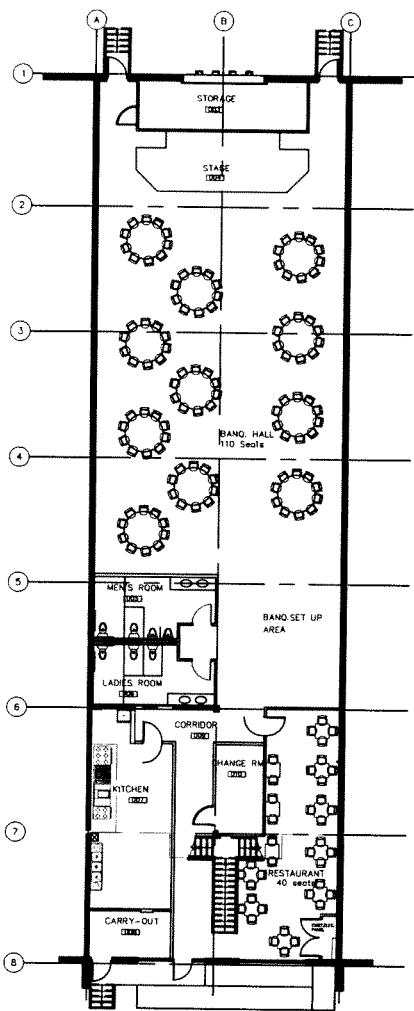
ADJACENT SITE #1

S. PICKETT STREET (70' Wide)



ADJACENT SITE #2
SHOPPING STRIP

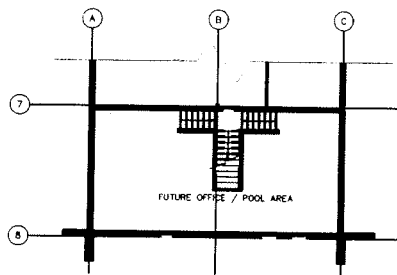
CITY OF ALEXANDRIA
T.M. 67.00 - 02 - 08.2



PROPOSED SEATING CAPACITY
150

PROPOSED PARKING @ PROPOSED SITE = 0
 PROPOSED PARKING SP. @ ADJ. SITES = 15
 REQUIRED PARKING SP. PER PLAN = 38

REQUEST FOR PARKING REDUCTION
OF 23 SPACES



1
A2.1

FIRST FLOOR PLAN

1/16" = 1'-0"

2
A2.1

MEZANNINE FLOOR PLAN

1/16" = 1'-0"