



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0011

PROPERTY LOCATION: 2312 Mt. Vernon Ave

TAX MAP REFERENCE: 034.02-08-08 ZONE: CL Mt Vernon Business Area

APPLICANT:
Name: Hog THAI, LLC T/A Pork Barrel BBQ.

Address: MIKE ANDERSON, 1320 N. PEGRAM ST., Alex. 22304

PROPOSED USE: 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.

MICHAEL ANDERSON
Print Name of Applicant or Agent

[Signature] 2-20-10
Signature Date

1320 N. PEGRAM ST.
Mailing/Street Address

Telephone # Fax #

Alex. VA. 22304
City and State Zip Code

MIKE@MANGOmitres.com
Email address

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

SUP # 2010-0011

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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.

Alexandria City Council

William Euille, Mayor
Kerry Donnelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

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David Lantzy
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Board of Architectural Review

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Thomas Hulfish, Chair
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Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
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Thomas Marlow
Douglas Meick
Phillip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. MICHAEL ANDERSON	1320 N. DEAN ST.	45
2. BILL BLACKBURN	400 CAMDEN STATION #616	10
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2312 Mt Vernon (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ERIC DORN	1200 CHARWICK AVE.	
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

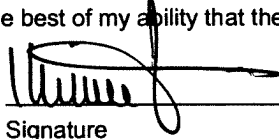
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2-20-10
Date

MICHAEL ANDERSON
Printed Name


Signature

SUP # 200-0011

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2312 Mt. Vernon Ave I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: Erik Dorn/shops at Del Rey LLC Phone (703) 967-8905
Please Print
Address: 1200 Chadwick Ave Email: delrayshops@gmail.com
Signature: Erik Dorn Date: 2/21/10

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.

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).

150 SEATS

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

12 DAY
16 NIGHT

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

Day:

SUNDAY - FRIDAY

SATURDAY

Hours:

11:30 AM - 2:00 AM

7:30 AM - 2:00 AM

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

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

TYPICAL FAMILY STYLE RESTAURANT LEVELS.

B. How will the noise be controlled?

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

TYPICAL RESTAURANT COOKING ODORS. VENTED UP 2 1/2 STORIES
AND EXPULSED.

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)
TYPICAL RESTAURANT TRASH. RECYCLE ALL CARDBOARD
AND GLASS CONTAINERS.

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

C. How often will trash be collected?

MON - WED - FRI - SAT.

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

DAILY MONITORING. STREET FRONT TRASH RECEPTACLES.

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

[] Yes.

No.

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

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

[] Yes. No.

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

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

CLOSED CIRCUIT CAMERAS.

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 PREMISE ONLY

PARKING AND ACCESS REQUIREMENTS

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

15 Standard spaces
10 Compact spaces
2 Handicapped accessible spaces.
1 Other. LOADING

<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?

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? _____

<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? BEHIND BUILDING

C. During what hours of the day do you expect loading/unloading operations to occur?
4:00 AM to 5 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NO - SEE ATTACHED SHEET

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?
OK

SITE CHARACTERISTICS

NEW BUILDING

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?
6,660 sq. ft. (existing) + _____ 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: _____

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Narrative Description

Applicant, Hog Thaid, LLC, intends to operate a restaurant in the new building being constructed at 2312 Mt. Vernon Ave. in Del Ray. The restaurant will occupy the entire first floor of approximately 6,000 square feet.

The building was originally designed to house three unique tenants at 2,000 square feet per tenant on the first floor.

The restaurant will feature 3 unique rooms and menus. Each room will have a separate entrance and name, located on Mt. Vernon Ave.

Carry out and delivery service will be offered.

In order to cross utilize resources a minimum of staff, parking, storage and overhead, the three rooms will share a common, prep area, dish washing area, refrigerator storage, office space, and general storage space.

Instead of three operations accepting deliveries and hosting staff, this operation will operate as one restaurant and will be accepting all deliveries as one entity instead of three.

City suggested outdoor dining will be utilized.

Parking is provided in the rear of the building.

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Deliveries - Pork Barrel BBQ

Monday

Main Food Delivery (Sysco) 4 am
Produce 10am
Seafood 11 am

Tuesday

Produce 10 am
Seafood 11 am
Beer 2 pm
Paper Supplies 4pm

Wednesday

Produce 10 am
Seafood 11 am
Wine Delivery 2pm
Soda Delivery 3pm

Thursday

Main Food Delivery (Sysco) 4am
Produce 10 am
Seafood 11 am

Friday

Produce 10 am
Seafood 11am
Paper Supplies 4pm
Beer 2pm

Saturday

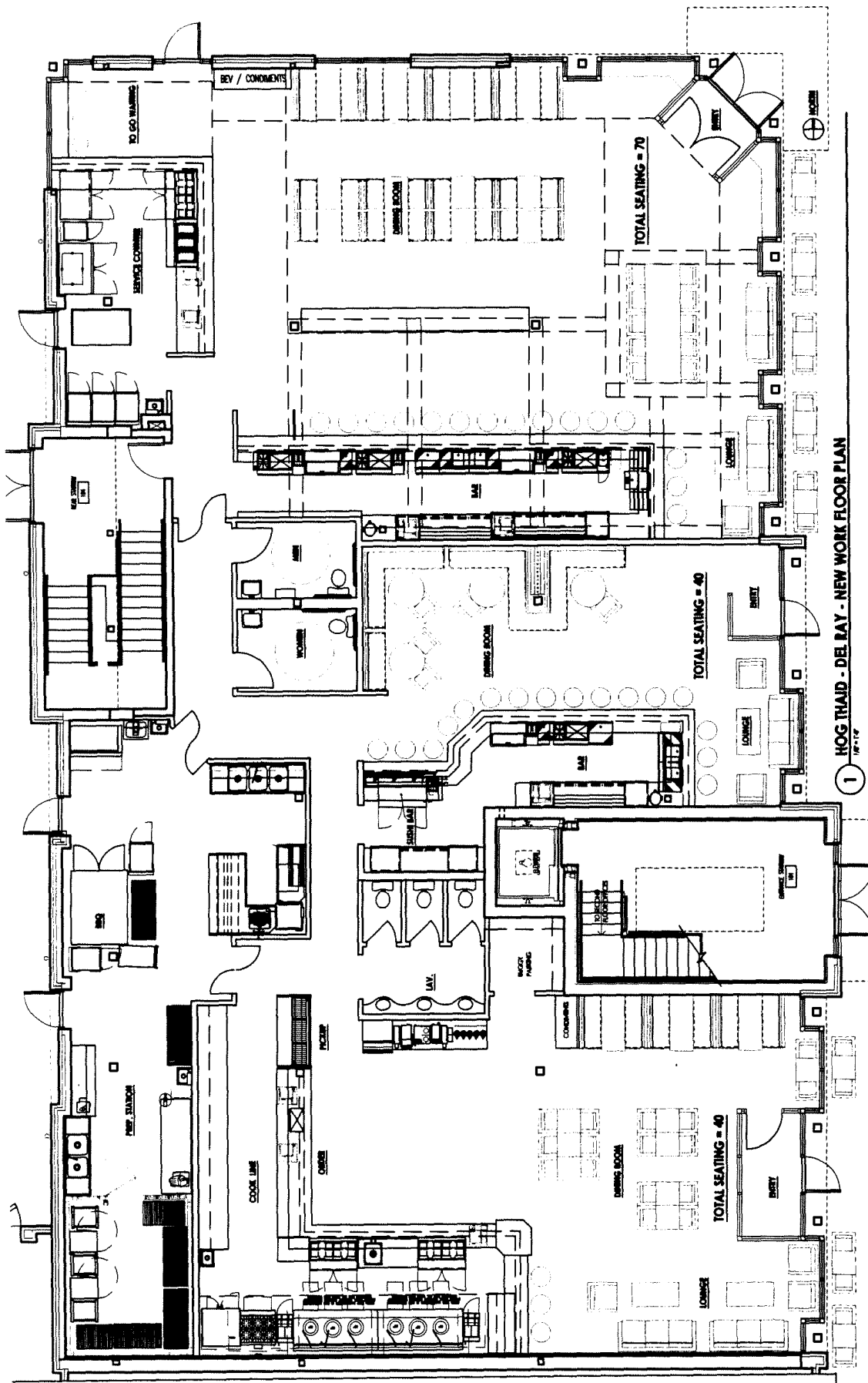
Produce 10am
Seafood 11am

Sunday

None

Note: Sysco will use a lock box key to enter the restaurant at 4 am with no restaurant staff present. Truck will be parked in front of restaurant on Mt. Vernon Ave. This delivery constitutes about 80% of the restaurant food purchases.

SUP2010-0011



1 HOG THAID - DEL RAY - NEW WORK FLOOR PLAN

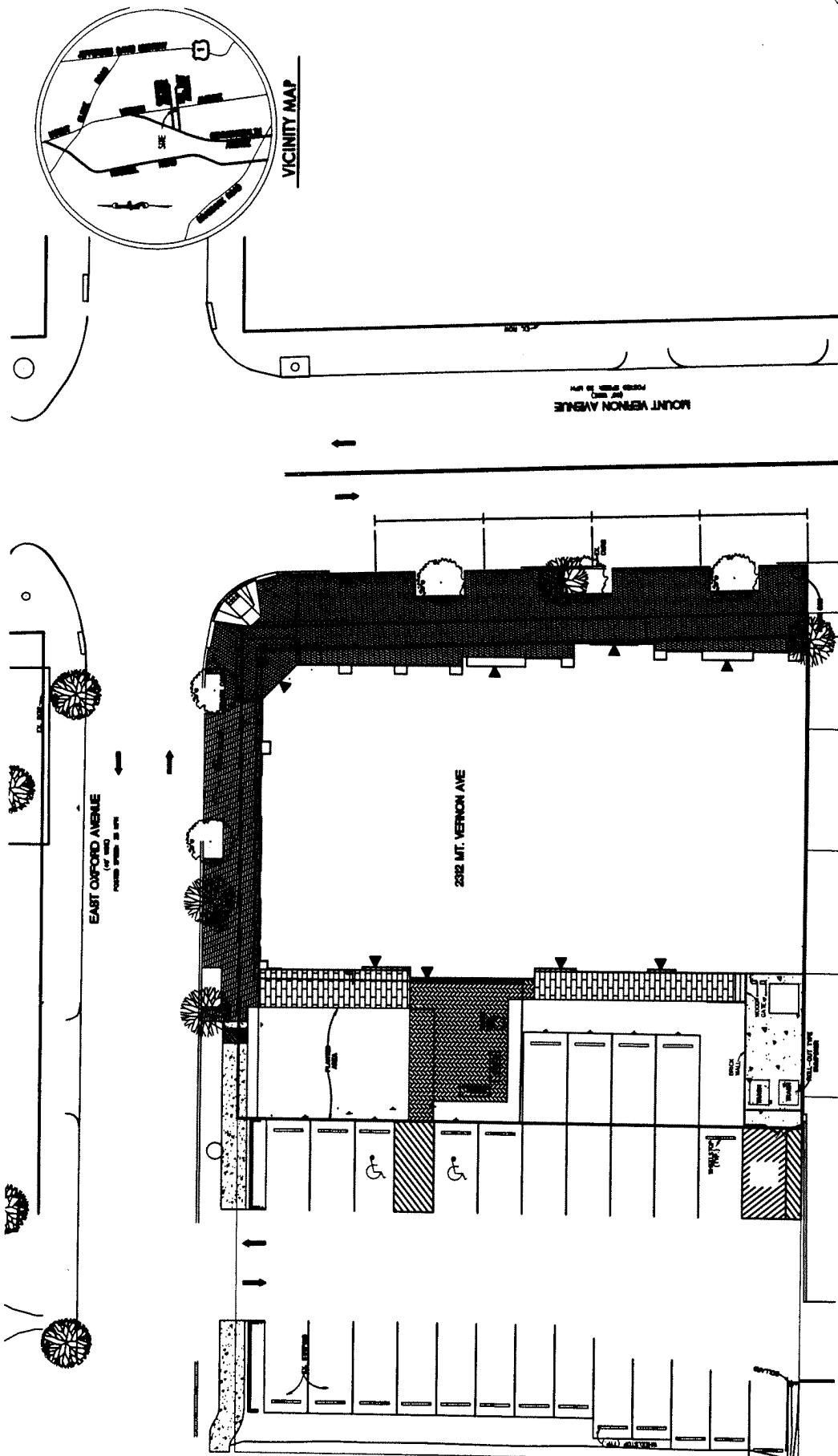


APPLICANT:
MIKE ANDERSON
 1320 N. PEGRAM STREET
 ALEXANDRIA, VA 22304
 FEBRUARY 23, 2010

PROJECT:
HOG THAID, LLC, t/a PORK BARREL BBQ
 2312 MT. VERNON AVE
 ALEXANDRIA, VA 22301

McMister
 1435 PEWMAN STREET
 ALEXANDRIA, VA 22314
 703.819.0151 FAX
 EMAIL@MCMISTER.COM

SUP 3010-0011



2312 MT. VERNON AVE, SITE PLAN
12-2010

McAlister
 1435 POKHATAN STREET
 ALEXANDRIA, VA 22304
 703.816.8622
 703.816.0261 FAX
 alex@mc-alister.com

PROJECT:
HOG THAID, LLC, 1/a PORK BARREL BBQ
 2312 MT. VERNON AVE
 ALEXANDRIA, VA 22301

APPLICANT:
MIKE ANDERSON
 1320 N. PEGRAM STREET
 ALEXANDRIA, VA 22304
 FEBRUARY 23, 2010

A0



SUPPLEMENTAL APPLICATION

RESTAURANT

HOG-THAI, LLC

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: 150 Outdoors: 20 Total number proposed: 170

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:
Room A - BBQ - (pulled pork, ribs, chicken)
Room B - SUSHI
Room C - ASIAN FUSION - wok cooking

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? 1
Will delivery drivers use their own vehicles? Yes No
Where will delivery vehicles be parked when not in use?
CHARGED VEHICLE — NOT LEFT ON SITE

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
 Yes No
If yes, please describe:
NO LIVE ENTERTAINMENT, NO VIDEO GAMES, MANY TV'S