

# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # \_\_\_\_\_

PROPERTY LOCATION: 315 madison St.

TAX MAP REFERENCE: 55.03-01-10 ZONE: \_\_\_\_\_

**APPLICANT:**

Name: mehran Nayeri / a la lucia restaurant

Address: 315 madison st. Alexandria VA 22314

PROPOSED USE: Restaurant - additional seating

**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.

Mehran Nayeri  
Print Name of Applicant or Agent

M. Nayeri 11/18/08  
Signature Date

315 madison st.  
Mailing/Street Address

703-836-5123 703-548-9463  
Telephone # Fax #

Alexandria VA 22314  
City and State Zip Code

mayeri@alalucia.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____		
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____		



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0085

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TAX MAP REFERENCE: 55.03-01-10 ZONE: \_\_\_\_\_

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Name: mehran Nayeri / a la lucia restaurant

Address: 315 madison st. Alexandria VA 22314

PROPOSED USE: Restaurant - additional seating

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Mehran Nayeri  
Print Name of Applicant or Agent

M. Nayeri 11/18/08  
Signature Date

315 madison st.  
Mailing/Street Address

703-836-5123 703-548-9463  
Telephone # Fax #

Alexandria VA 22314  
City and State Zip Code

mnayeri@alalucia.com  
Email address

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

SUP # 2008-0085

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 315 madison st., I hereby  
(Property Address)  
grant the applicant authorization to apply for the outdoor seating use as  
(use)  
described in this application.

Name: BRUCE M MACLEANIC

Phone: 703 836 8066

Please Print

Address: 300 MONTGOMERY ST

Email: Bmechanic @ MREproperties.com

Signature: Bruce Mechanic

Date: 11/18/08

- 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.

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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.)

a la lucia restaurant, who has been operating here since 2003 would like to expand our outdoor seating capacity from 8 seats to 24. In order to accomodate this we would like to remove an existing full length window and replace it with a door. The new seating would be enclosed by a post and rope fence. The plans will not interfere with any sidewalks as we will also be removing landscaping to provide space in front of the building.

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).

no more than 24 additional  
patrons at one time

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

no more than 2 additional  
staff per shift.

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

Day:	Hours:
<u>mon - sun</u>	<u>11:30<sub>am</sub> - 2:30<sub>pm</sub></u>
<u>mon - sat</u>	<u>5pm - 10pm</u>
<u>Sun</u>	<u>4pm - 9pm</u>

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

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

Patrons - speaking voices only.  
no equipment

B. How will the noise be controlled?

n/a

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

Some food aroma - light

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, napkins, beverage containers

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

1 bag per day more than our current use.

- C. How often will trash be collected?

Daily

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

waitstaff → Full service.  
Our employees will clean all areas

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:

SUP # 2008-0085

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?

provide adequate pathways for customers/employees to move around one another. (min' 24" to pass each table on one side) ← not inc. sidewalk  
**ALCOHOL SALES** patio will be clear at all times from trash and debris.

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.

License #029007  
wine / Beer / mixed bev. on / OFF / retail & premise / Delivery  
Dec. 08 - Dec. 09

### PARKING AND ACCESS REQUIREMENTS

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

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- X 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

*\* Site included under umbrella SUP # 2004-0080. No parking requirement per SUP 2004-0080*

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?

Street

**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? 2

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



B. Where are off-street loading facilities located? CORNER OF  
MADISON & ROYAL

C. During what hours of the day do you expect loading/unloading operations to occur?  
9-10 AM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
no more than current use.  
4-5 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?  
Street access is fine.

**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?  
211 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: Montgomery 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: 100      Outdoors: 24      Total number proposed: 124

↑ existing

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**)      X Yes      \_\_\_\_\_ No

Beer and wine — on-premises      X Yes      \_\_\_\_\_ No

Beer and wine — off-premises      X Yes      \_\_\_\_\_ No

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

Italian cuisine - Full service

4. The restaurant will offer the following service (check items that apply):

X table service      X bar      X 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      X No

If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

- 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
  
- 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
  
- 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.

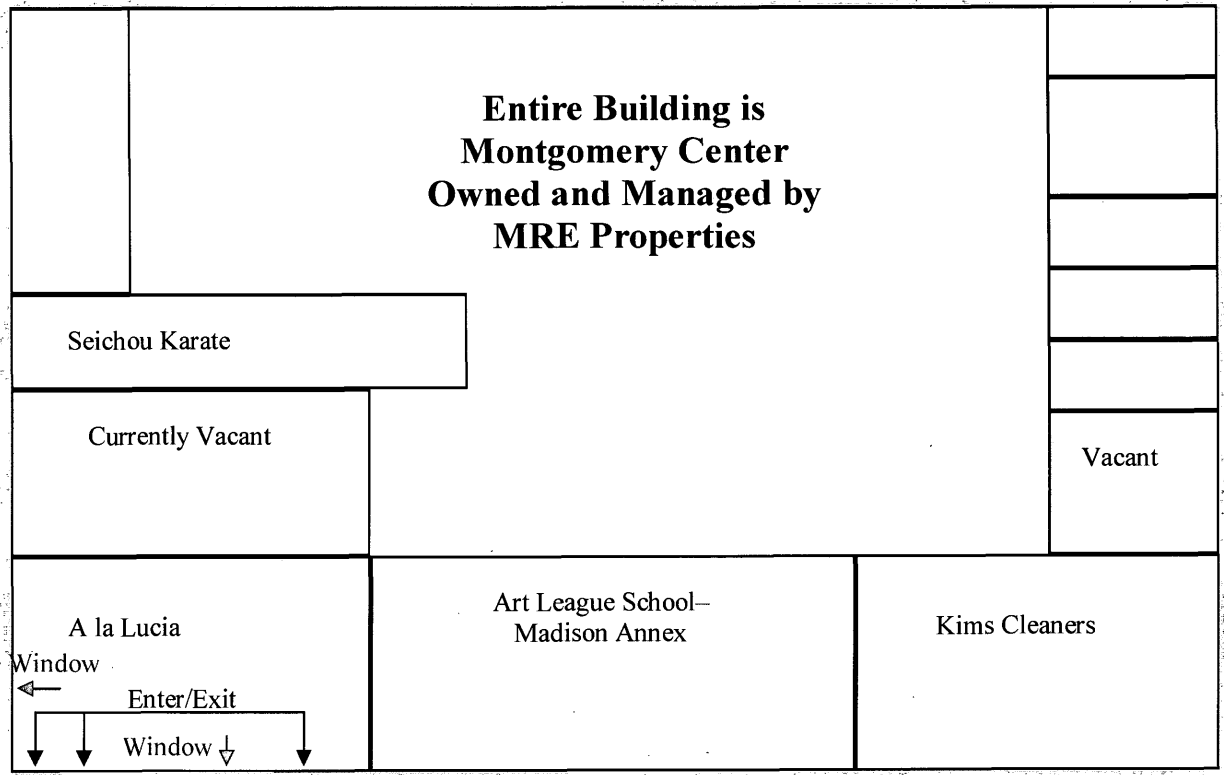
**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

- Maximum number of patrons shall be determined by adding the following:
 

	<u>89</u>	Maximum number of patron dining seats
+	<u>35</u>	Maximum number of patron bar seats
+	<u>          </u>	Maximum number of standing patrons
=	<u>124</u>	Maximum number of patrons
  
- 18 Maximum number of employees by hour at any one time
  
- 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
  
- Alcohol Consumption (check one)
  - High ratio of alcohol to food
  - Balance between alcohol and food
  - Low ratio of alcohol to food

Montgomery Street- One Way- Westbound

**Entire Building is  
Montgomery Center  
Owned and Managed by  
MRE Properties**



Seichou Karate

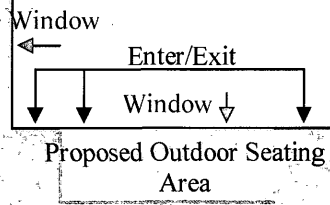
Currently Vacant

A la Lucia

Art League School-  
Madison Annex

Kims Cleaners

Vacant



800 Block of N. Royal St.

800 Block of N. Fairfax St.

Loading Zone

Loading Zone

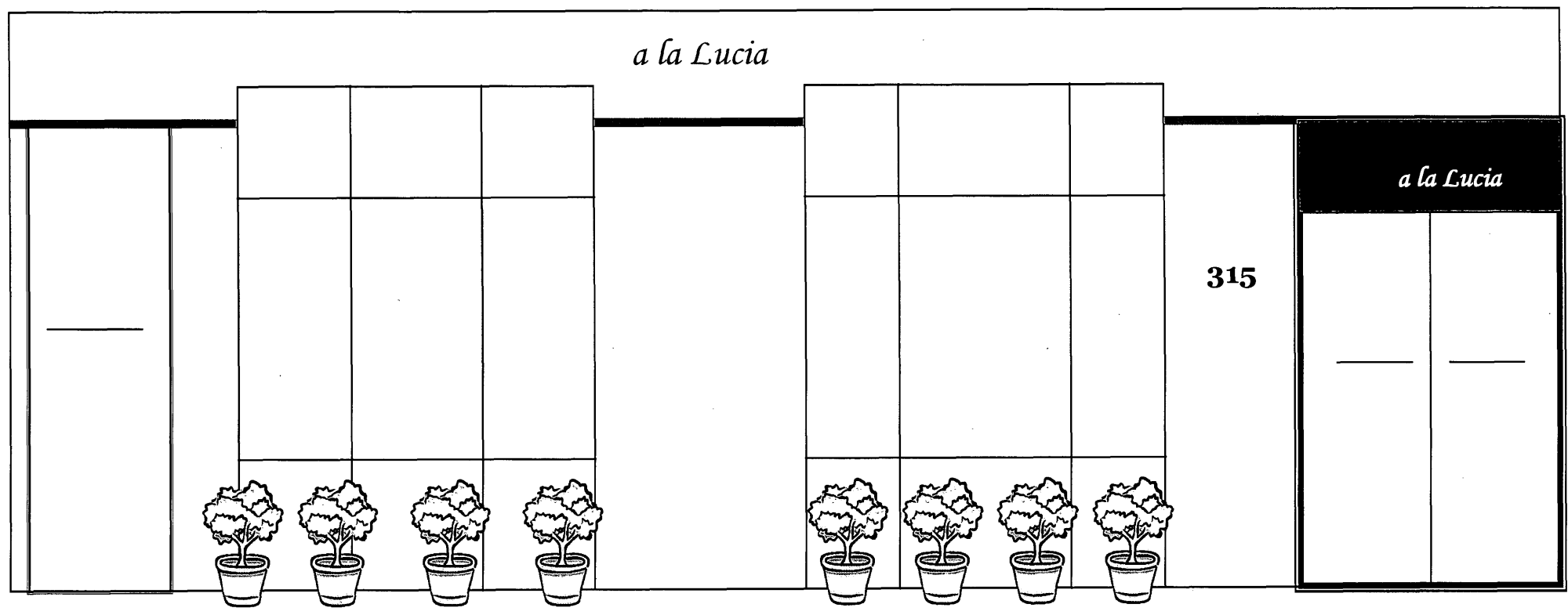
Loading Zone

Loading Zone

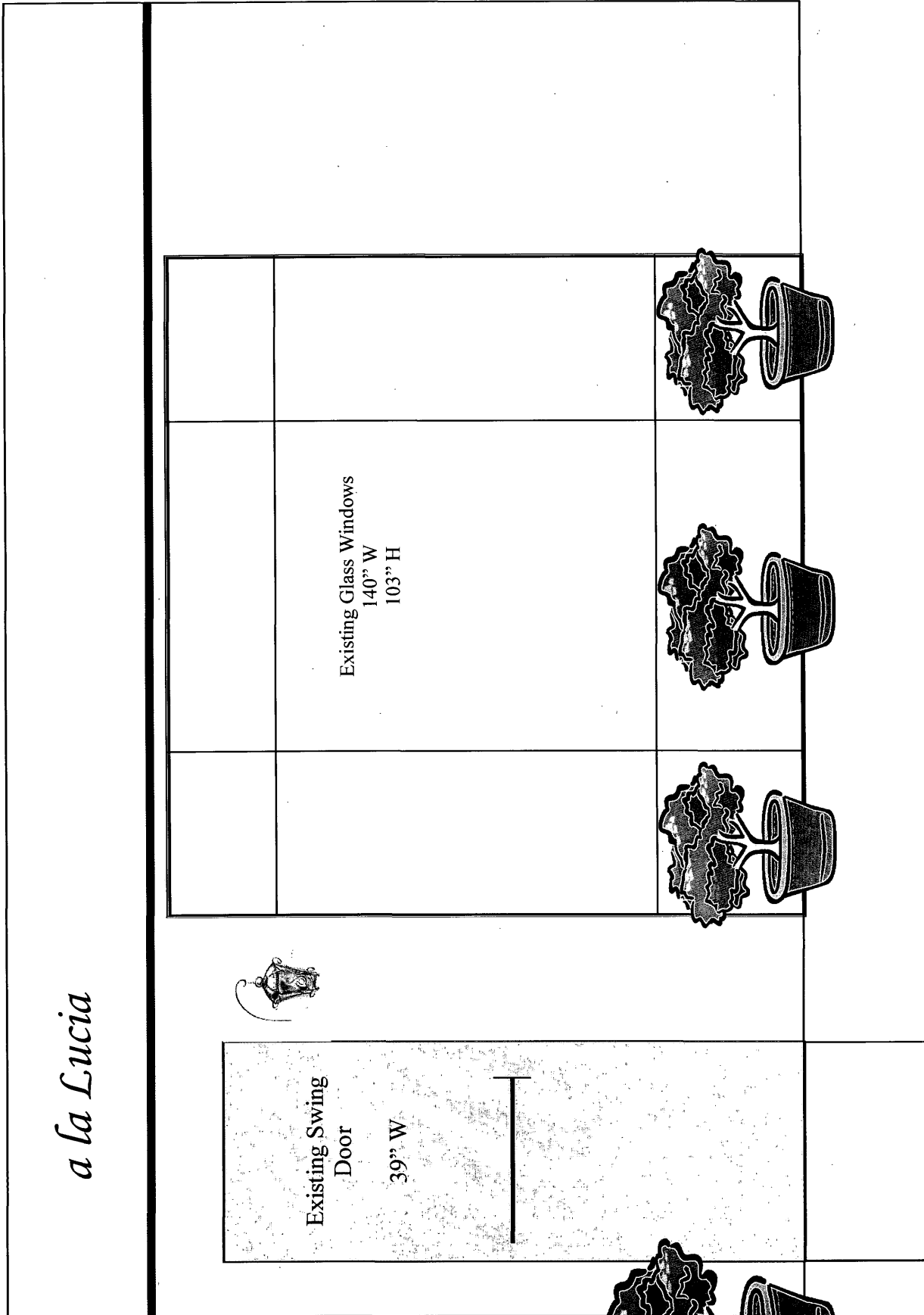
Madison Street- One Way- Eastbound



Proposal for the addition of Outdoor Seating  
A la Lucia Restaurant  
315 Madison St.

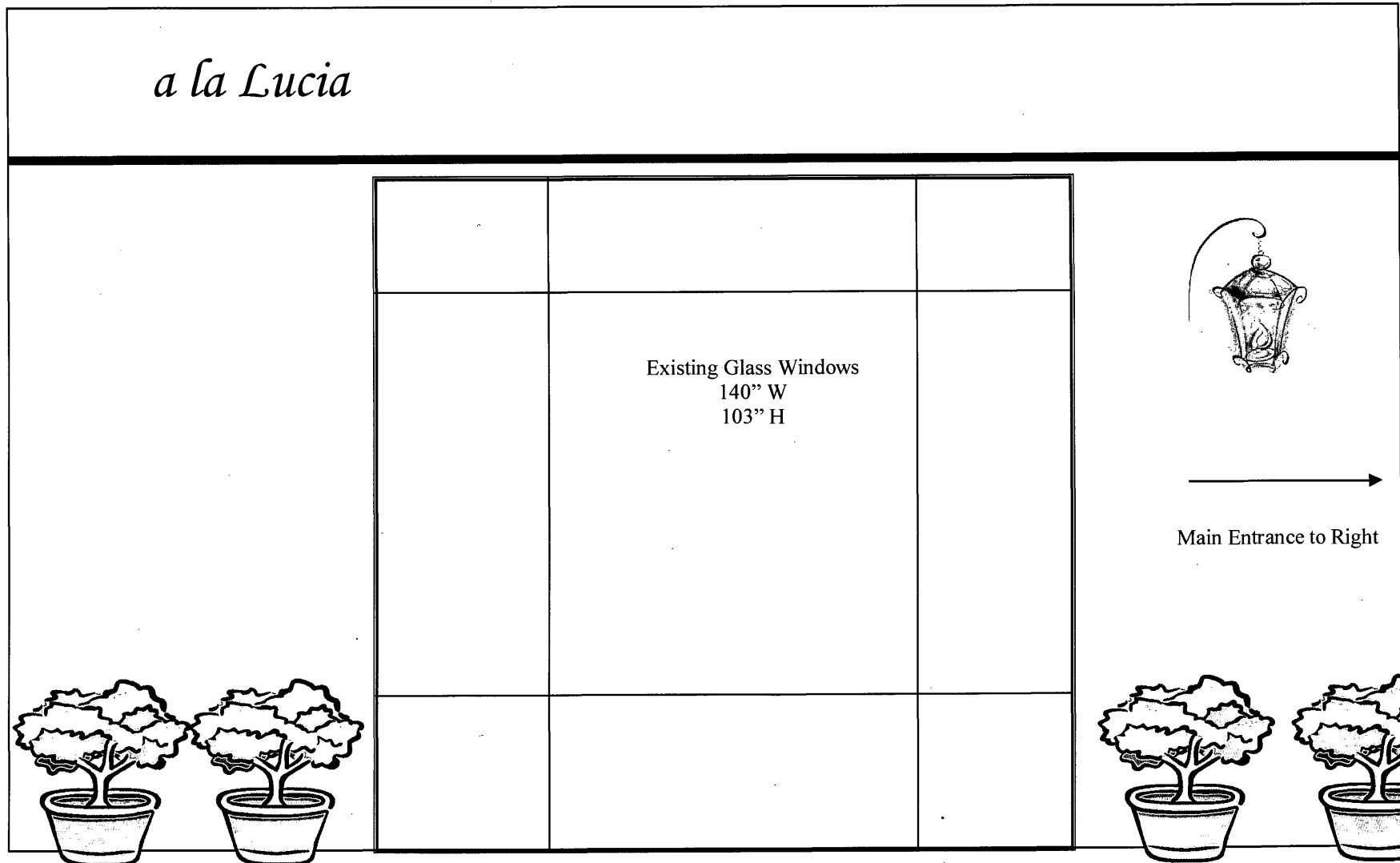


Existing Front View Left:



SP 2008-0085

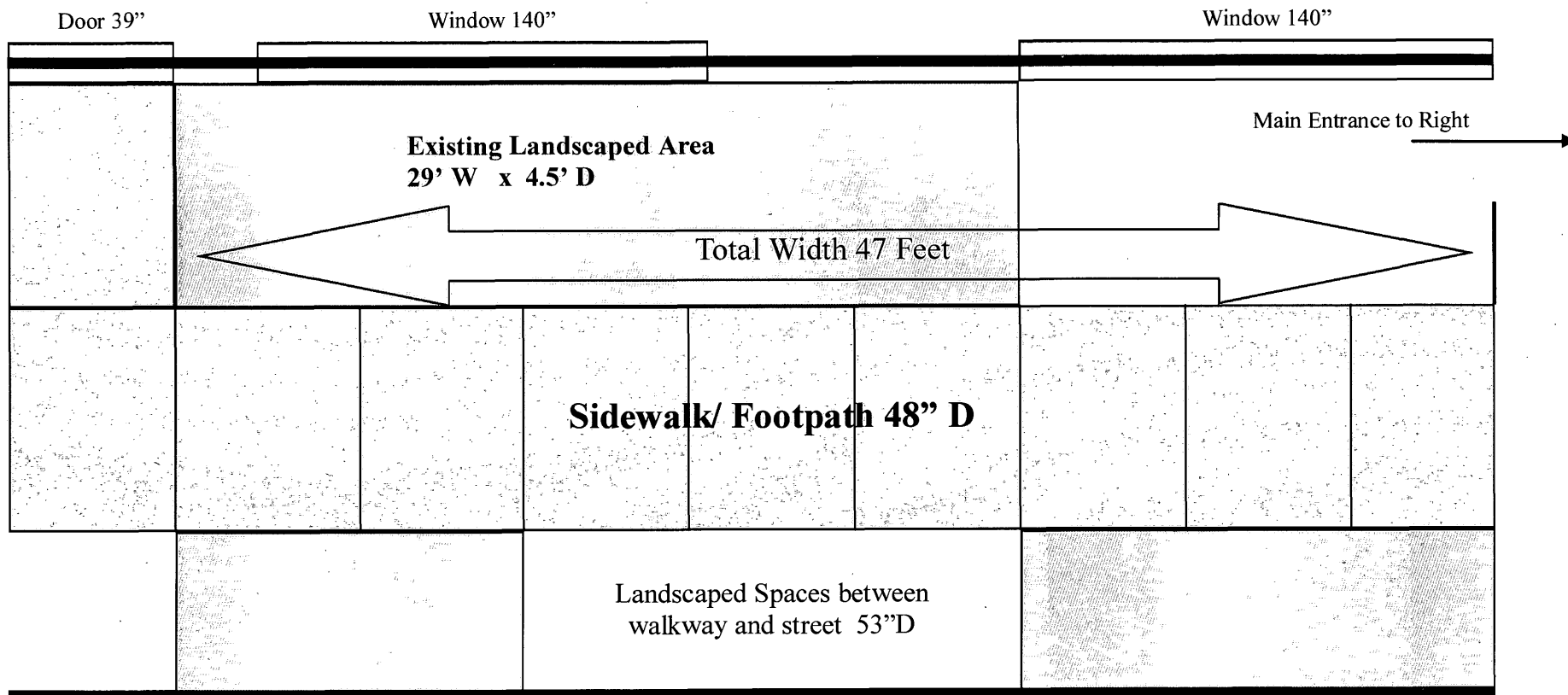
Existing Front View Right:



SLP 2008-0085

Existing Arial View

Building Front

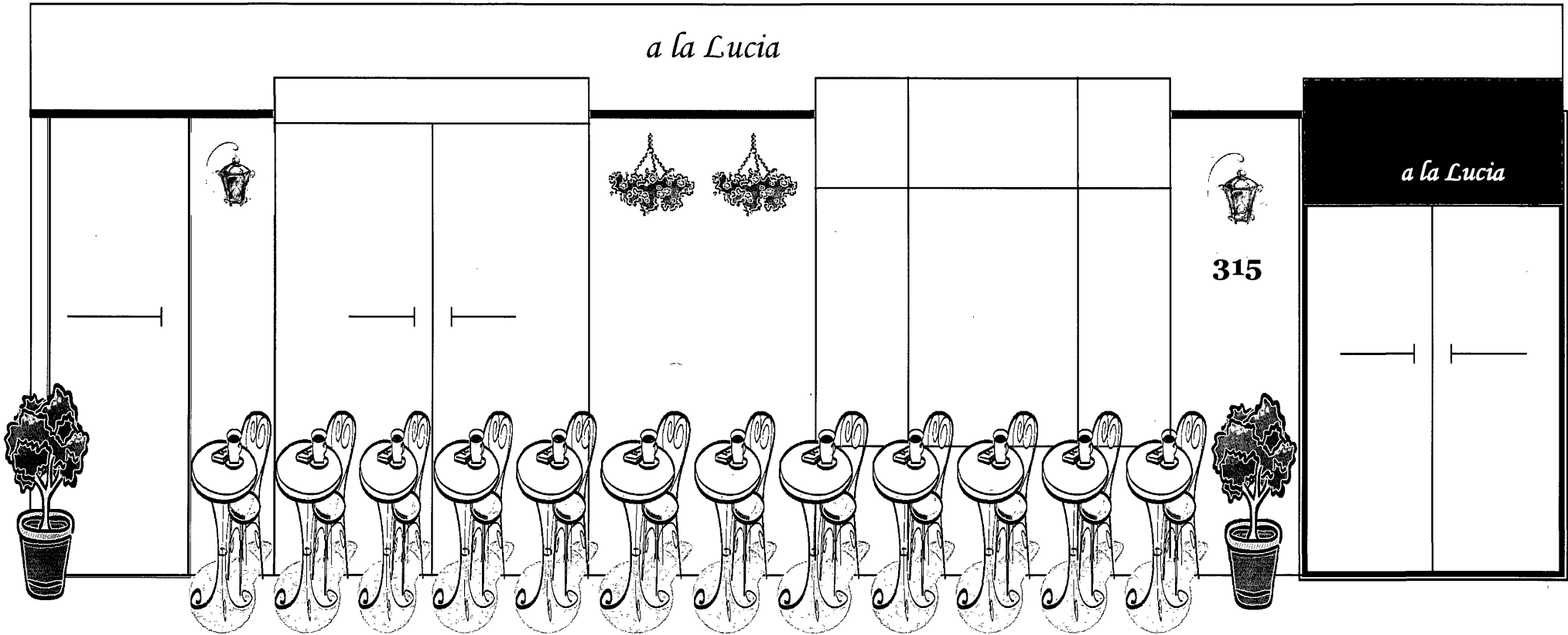


Street

SUP 2008-0085

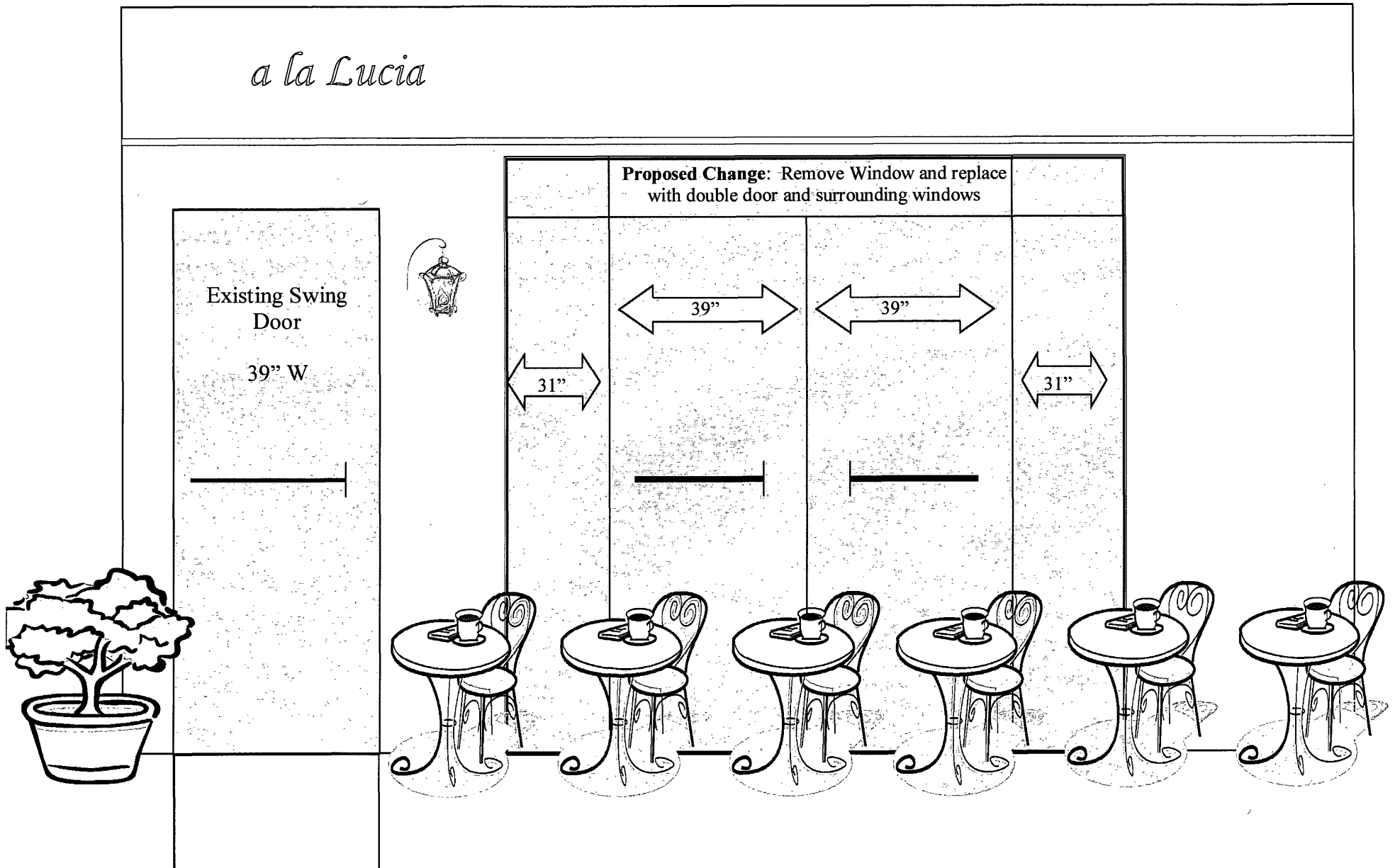


Proposal for the addition of Outdoor Seating  
A la Lucia Restaurant  
315 Madison St.



Proposed Modified Front View Left:

*a la Lucia*



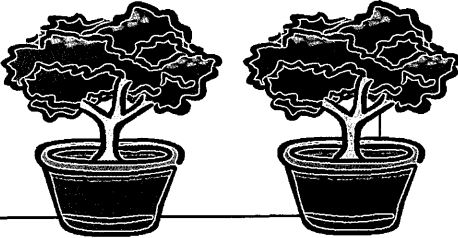
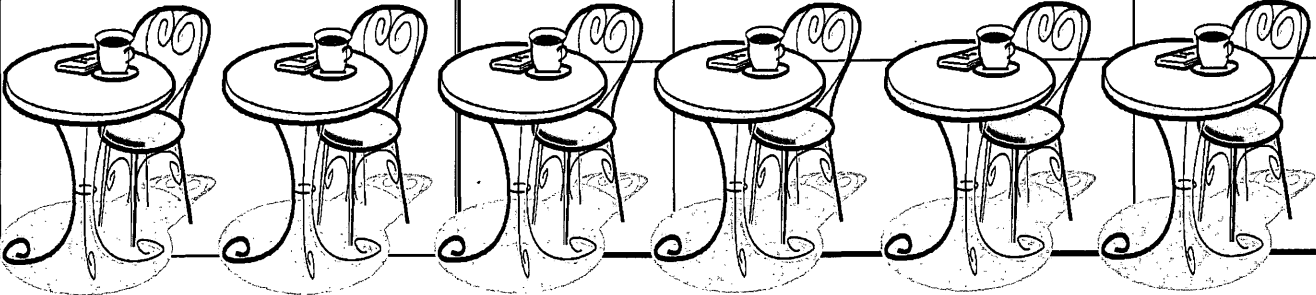
Proposed/ Modified Front View Right:

*a la Lucia*

Existing Glass Windows  
140" W  
103" H

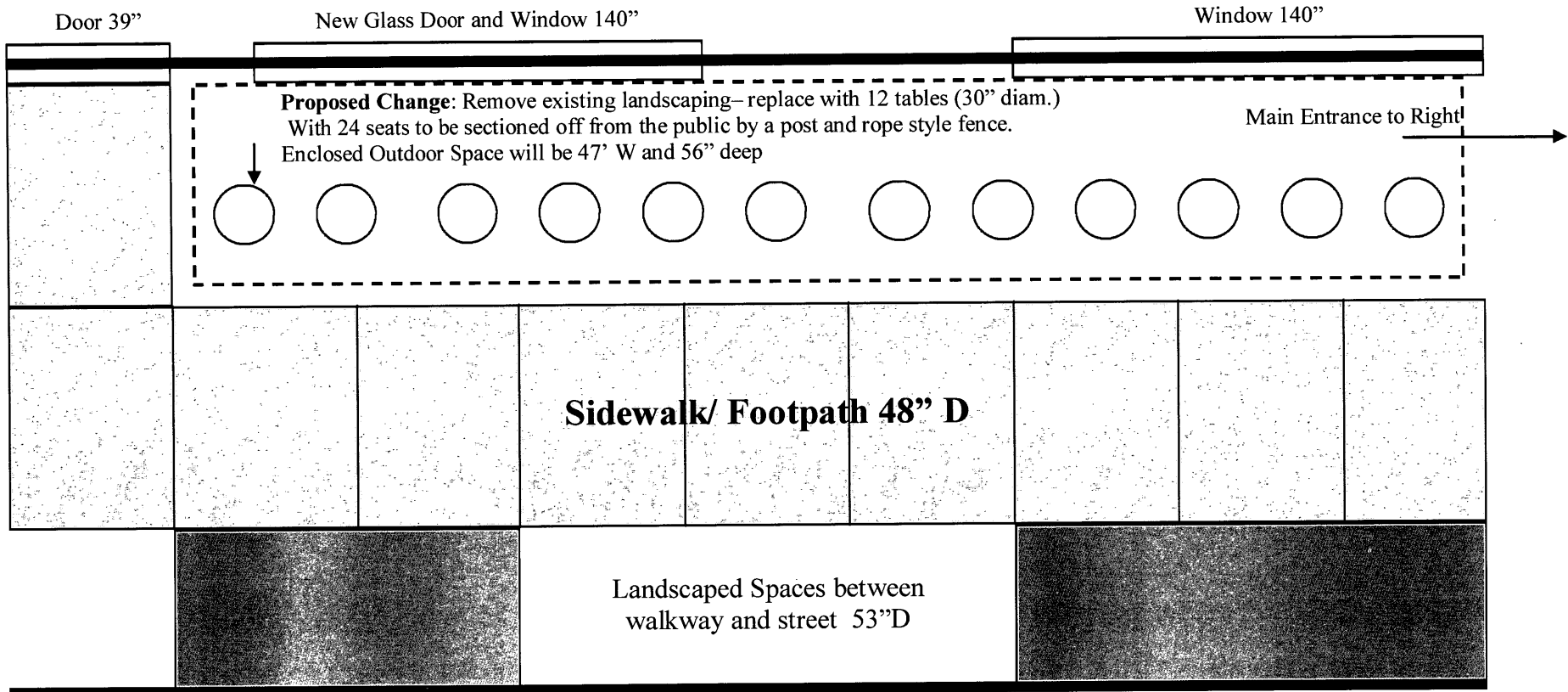


Main Entrance to Right



Existing Arial View

Building Front



Street

Sup 2008-0085