



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2009-0064

**PROPERTY LOCATION:** 3401 Mount Vernon Avenue, Alexandria, VA

**TAX MAP REFERENCE:** 015.04-03-02 -- Lote 30, Sec. 2 St. Elmo **ZONE:** CSL -- General Commercial

**APPLICANT:**

Name: Jose Mario Cabero, Jose Guillermo Cabero, Marisol J. Gonzalez

Address: 1413 South Oakland Street, Arlington, VA 22204

**PROPOSED USE:** Special Use Permit to built and operate a Fast Food Restaurant

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 411500 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 41404(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 11207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Print Name of Applicant or Agent : José Mario Cabero

Signature: 

Date: 10/20/2009

Mailing/Street Address: 1413 South Oakland Street, Telephone # : 571-220-9484 Fax # : \_\_\_\_\_

City and State: Arlington, VA Zip Code: 22204 Email address: mariocabero@aol.com

**ACTION- PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION- CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP 2009-00604

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3401 Mount Vernon Avenue, I hereby  
(Property Address)

grant the applicant authorization to apply for the Specific Use Permit use as  
(use)  
described in this application.

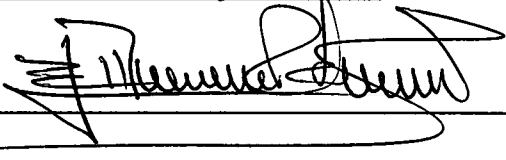
Name: José Mario Cabero

Phone 571-220-9484

Please Print

Address: 1413 South Oakland Street, Arlington, VA 22204

Email: mariocabero@aol.com

Signature: 

Date: October 20<sup>th</sup>, 2009

**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.

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.)

C2M, llc, is requesting a Special Use Permit to build, open, and operate a Rotisserie Chicken Restaurant.

The property is located on the northern border with Del Ray Neighborhood of Alexandria. Is a one-story wood building; built in 1920 and it is in not in safe conditions. The proposed project includes the removal of the existing building and the construction of a one story and roof deck restaurant.

The Restaurant, will be a moderately priced restaurant catering to families, businesses in the area, and a going-out crowd on weekends; with twenty (20) seats inside, located on the ground floor and seasonal outdoor dining in the ground floor patio and a small green roof terrace, for a total of sixteen (16) seats outdoor. The Restaurant is compatible with the existing residential; commercial uses on site. The Restaurant will count with five (5) parking spaces for customers located behind the building, and will includes one parking space for handicap. We are requesting four-space parking reduction for the 16 outdoor seats.

The menu focuses on the Peruvian Rotisserie Chicken, cooked in charcoal grill. The menu will be the traditional  $\frac{1}{4}$  or  $\frac{1}{2}$  chickens with French fries or traditional yucca fries, served with hot and/or mild sauce. The Restaurant, will also offer diners a selection of salads and housed-based sandwiches.

The Restaurant will offer a business lunch menu featuring specials every day. Prices will be competitive with other casual restaurants in the area. However, it is the strategy of the Rotisserie Chicken Restaurant, to give a perception of higher value than its competitors, through its high quality ingredients, atmosphere, and service.

The Restaurant will open seven days a week. The décor will feature original and sustainable exposed concrete floors, permeable driveway, and patio, in addition to a functional green roof and an organic herb garden around the patio, that will provide shade and screening for the restaurant patrons, and to further promote pedestrian traffic. It is the goal of the owner and designers to incorporate Green Building Technology throughout the life of the new building.

Even though this is a fast food restaurant, the service will be attentive, professional, and very friendly, and will hire the best people in the neighborhood.

Through proper training, motivation, and encouragement, we aim to retain the friendliest, more efficient staff possible.

**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).

Weekday: (Monday – Friday) Lunch – up to 30 patrons  
 Weeknight: (Monday – Thursday) Dinner – up to 45 patrons  
 Weekend: (Saturday - Sunday) Lunch – up to 40 patrons  
 Weekend nights: (Saturday - Sunday) Dinner – up to 55 patrons

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

Total employees four (4) full time working in shifts as follow:  
 Weekday lunch shift – 4 employees  
 Weekend lunch shift – 4 employees  
 Weeknight dinner shift – 3 employees  
 Weekend dinner shift – 4 employees

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

Day:	Hours:
Sunday – Monday	8:00 am – 11:00 pm
Tuesday – Wednesday – Thursday	9:00 am – 11:00 pm
Friday – Saturday	8:00 am – 12:00 midnight

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code

B. How will the noise be controlled?

It is not anticipated that patron noise will be a source of complaints, as such, no extraordinary noise mitigation and control measures are warranted.  
 The project will follow the Alexandria City Code regulations.

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

It is not anticipated that offensive odors will emanate from the use of the property as a Restaurant. The only cooking conducted will be in the charcoal grill, and this will have a mechanical control. The kitchen design, will provide a mechanical control system consistent in exhaust hood, filters, etc.

**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)

The volume type of trash and garbage generated by the restaurant will be mainly from the products received (cardboard boxes), and disposable items used in serving of products sold and consumed by patrons at the restaurant.

Trash and garbage will be deposit and stored in commercial dumpsters within the project site.

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

We expect, that the restaurant will generate approximately 3 bags of trash per day, and approximately 2 bags per day of recyclables (bottles, cans and cardboard)

C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector, at least three (3) days a week.

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

- Litter is not an anticipated problem, however, the restaurant's staff will maintained the restaurant site and sidewalk.

**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:

Small quantities of organic compounds, generally recognized to be appropriate for use by restaurants in the operation of the business. This will be stored safely and disposed of in accordance with applicable regulations.

**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:

Small quantities of organic compounds, generally recognized to be appropriate for use by restaurants in the operation of the business. This will be stored safely and disposed of in accordance with applicable regulations, and great effort will be made to use environmentally friendly materials and disposal methods.

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

The location and hours of operations of the restaurant, should provide a safe environment for its patrons and staff.

Low voltage lighting fixtures will be positioned around the building to illuminate the parking lot and sidewalks. The roof deck, will provide light fixture with glare reduction control and uniform lighting.

## **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 consumption of beer. Alcohol will be served to patrons who are seated on a

table, and will be consumed by patrons eating a lunch or dinner meal.

**PARKING AND ACCESS REQUIREMENTS**

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

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

Planning and Zoning Staff Only  
Required number of spaces for use per Zoning Ordinance Section 8200A       

Does the application meet the requirement?  
?  
 Yes  No

**B.** Where is required parking located? (check one)  on-site  offsite

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 onsite, 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  

Planning and Zoning Staff Only Required number of loading spaces for use  
per Zoning Ordinance Section 8200       

Does the application meet the requirement?  Yes  No



B. Where are offstreet loading facilities located? N/A

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

It is anticipated that loading and unloading activities will occur Monday – Friday from 8:00 am – 4:00 pm. After or before restaurant pick- hours.

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

It is anticipated that there will be four (4) deliveries 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 to the property is adequate.

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building? [ ] Yes [ x] No

Do you propose to construct an addition to the building? [ ] Yes [ x] No

How large will the addition be? \_\_\_\_\_ square feet.

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

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 2,571 sq. ft. (total)

19. The proposed use is located in: (check one)

[ x] 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: 20 Outdoors: 16 Total number proposed: 36

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:

The restaurant is a fast food Rotisserie Chicken Restaurant; and will served ¼, ½ or entire chicken, with French fries or yucca fries and hot/mild sauce. In addition variety of sandwiches will be prepared, as well as side salads.

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

table service  bar  carry-out  delivery Self Service

5 If delivery service is proposed, how many vehicles do you anticipate? no delivery service

Will delivery drivers use their own vehicles?  Yes  No

Where will delivery vehicles be parked when not in use?

N/A

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

Yes  No

If yes, please describe:



# APPLICATION - 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)

The proposed restaurant building requires 9 parking spaces (1 per every four seats). With the parking reduction of 50% - four (4) spaces are required.

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

The property is located in The Mount Vernon Urban Overlay zone and therefore qualifies for a reduction of 50% of parking spaces (6-606E-3B-2). Because of site restrictions, it is necessary to take this reduction.

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

The relatively small size and shape of the site limits the space needed for parking. Every effort was made to maximize the parking space count, while maintaining a ground floor occupancy.

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

\_\_\_\_\_ Yes.  x  No. The property was used as a single family home, before it was used as a Beuatv Parlor.

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.

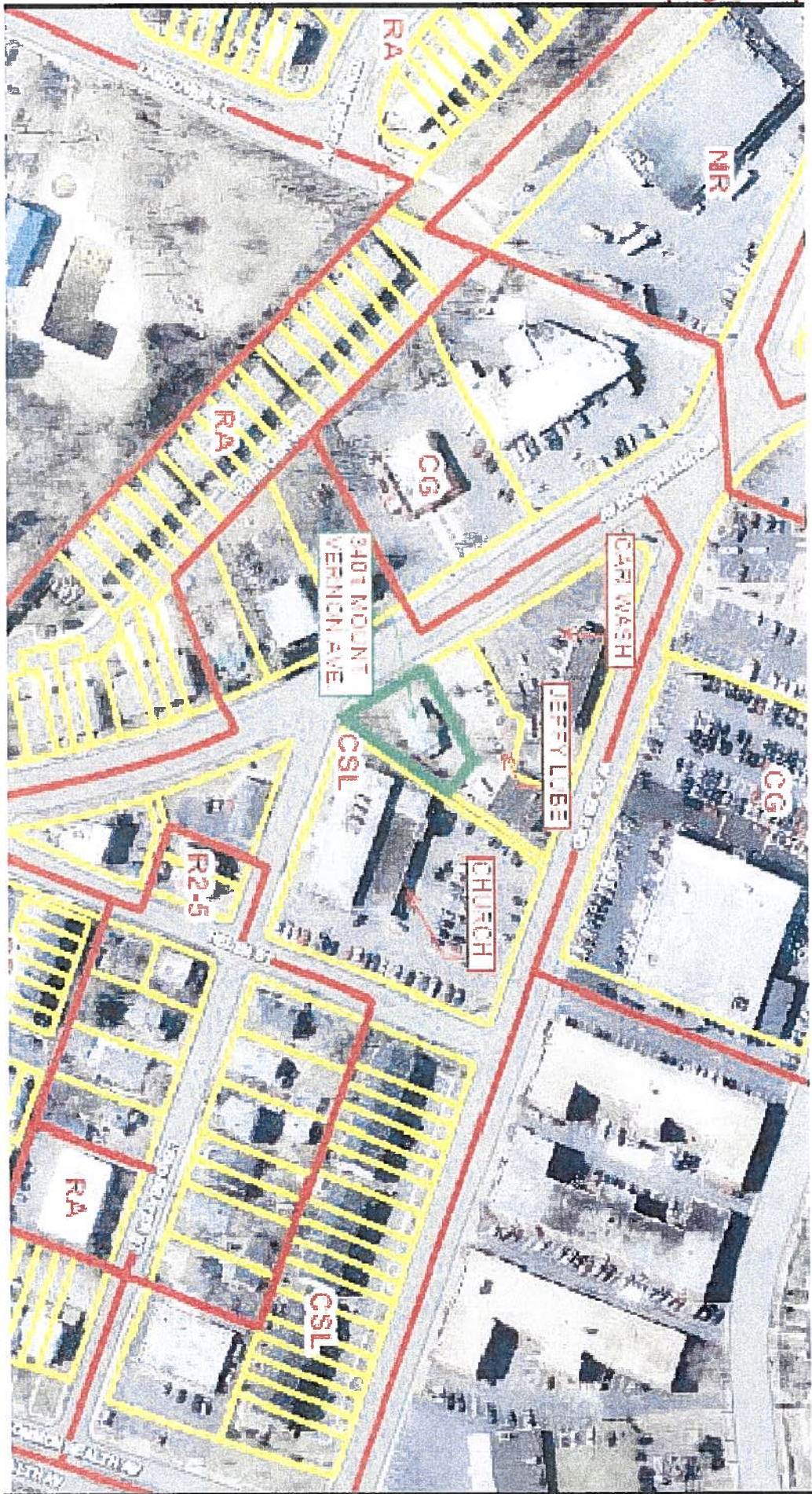
**Parking impacts.** Please answer the following:

- 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.

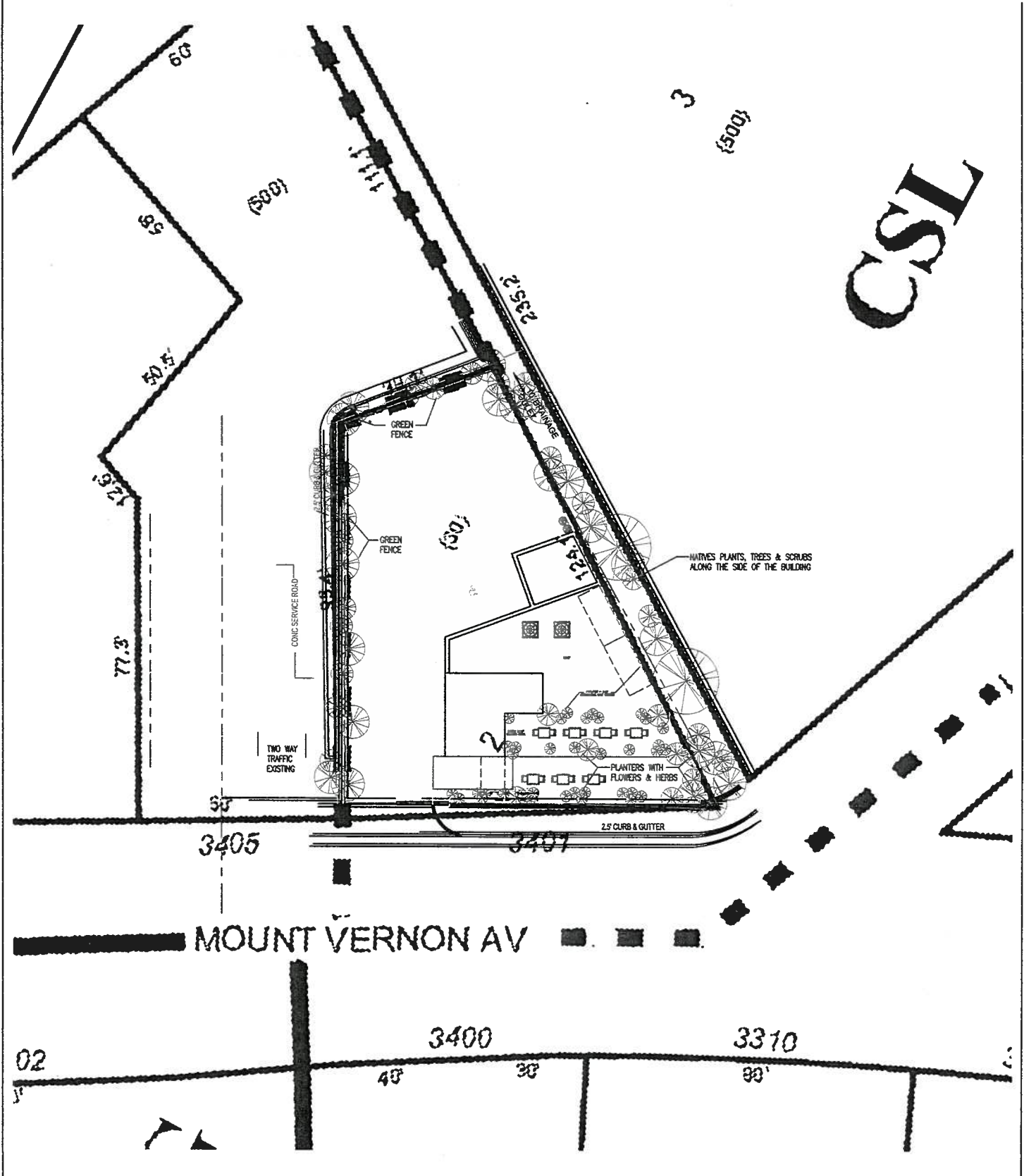
**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:  
 10 Maximum number of patron dining seats  
 0 Maximum number of patron bar seats  
 2 Maximum number of standing patrons =  
12 Maximum number of patrons
2. 4 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



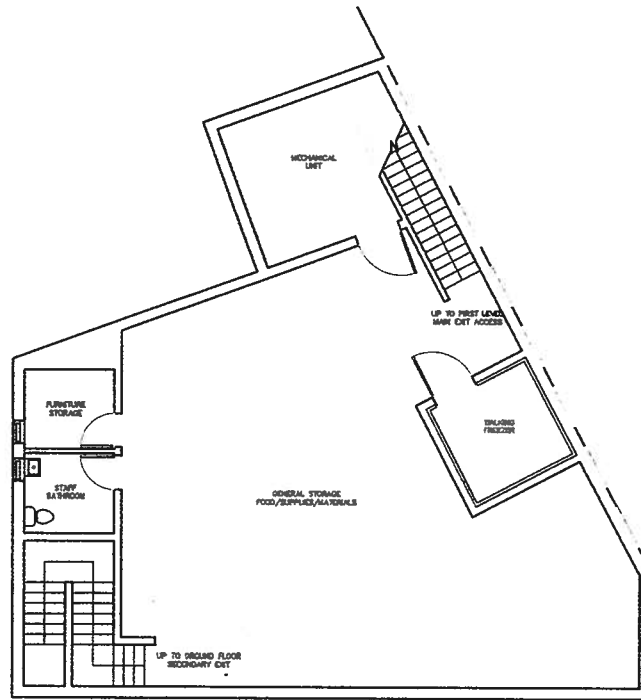
3401 MOUNT VERNON AVENUE PROPERTY

SUP 2009-0064



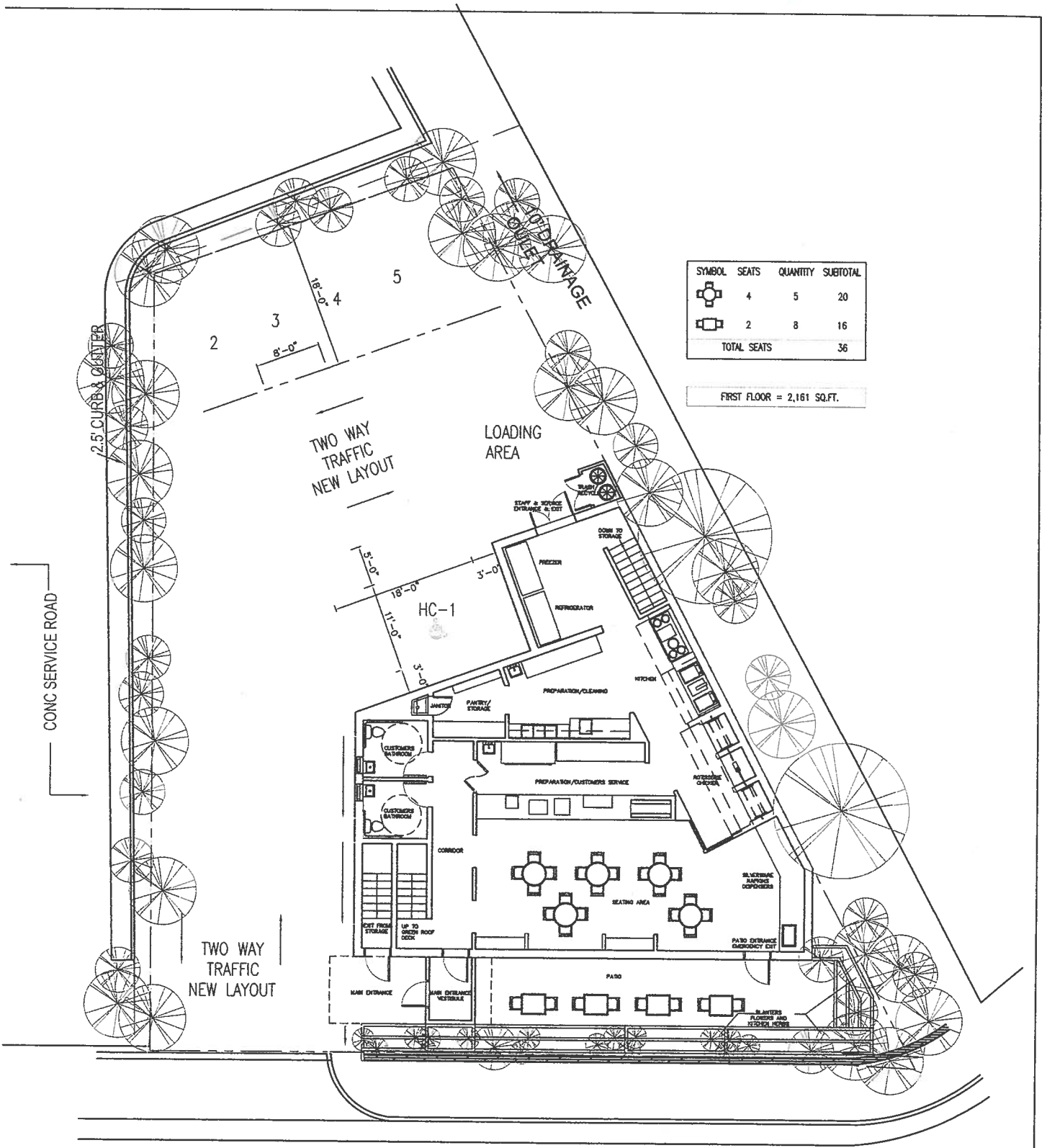
CSL



<p><b>ROTISSERIE CHICKEN RESTAURANT</b>  <small>3401 MOUNT VERNON AVE., ALEXANDRIA, VA 22304</small></p>	<p><b>JOSE MARIO CABERO</b>  <small>OWNER</small></p>	<p><b>SITE PLAN</b></p>	
<p><b>CONCEPT.O, LLC</b>  <small>ECO-DESIGN          7435 GLENNHAY FORD, ALEXANDRIA, VA 22305-1023/24/11</small></p>	<p><b>C2M, LLC</b>  <small>1413 SOUTH OAKLAND STREET, ARLINGTON, VA 22204          571.220.9484</small></p>	<p>Project number 002.2009</p>	<p><b>A-01</b></p>
		<p>Date OCTOBER 20th, 2009</p>	
		<p>Drawn by mt</p>	<p>Scale 1/32" = 1'-0"</p>
		<p>Checked by MT</p>	



<p><b>ROTISSERIE CHICKEN RESTAURANT</b></p> <p><small>341 MOUNT VERNON AVE. ALEXANDRIA, VA 22304</small></p>	<p><b>JOSE MARIO CABERO</b></p> <p>OWNER</p> <p><b>C2M, LLC</b></p> <p><small>1413 SOUTH OAKLAND STREET, ARLINGTON, VA 22204</small> <small>571.220.9484</small></p>	<p><b>BASEMENT PLAN</b></p>	
		<p>Project number 002.2009</p> <p>Date OCTOBER 20th, 2009</p> <p>Drawn by mt</p> <p>Checked by MT</p>	<p><b>A-02</b></p> <p>Scale 1/16" = 1'-0"</p>

**CONCEPT.0, LLC**  
ECO-DESIGN  
743 GLENDON HILL ROAD, ALEXANDRIA, VA 22304-1111



SYMBOL	SEATS	QUANTITY	SUBTOTAL
	4	5	20
	2	8	16
<b>TOTAL SEATS</b>			<b>36</b>

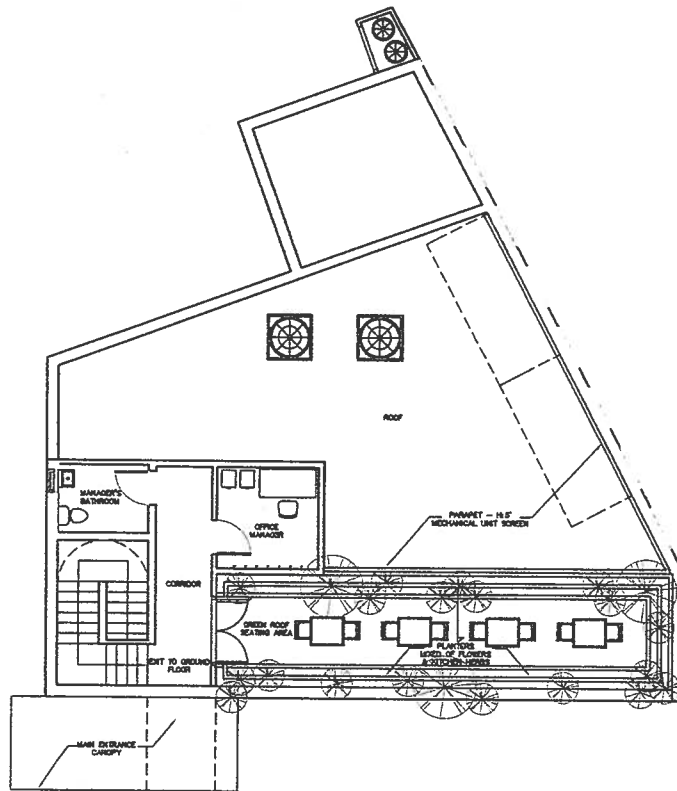
FIRST FLOOR = 2,161 SQ.FT.

<p><b>ROTISSERIE CHICKEN RESTAURANT</b> 3411 MARKET AVENUE, ALEXANDRIA, VA 22304</p>	<p><b>JOSE MARIO CABERO</b> OWNER</p>	<p><b>FIRST FLOOR PLAN</b></p>	
<p><b>CONCEPT.0, LLC</b> ECO-DESIGN 7145 GLENNVIEW ROAD, ALEXANDRIA, VA 22304-1111</p>	<p><b>C2M, LLC</b> 1413 SOUTH OAKLAND STREET, ARLINGTON, VA 22204 571.220.9484</p>	<p>Project number 002.2009</p>	<p><b>A-03</b></p>
		<p>Date OCTOBER 20th, 2009</p>	
		<p>Drawn by mt</p>	
		<p>Checked by MT</p>	<p>Scale 1/16" = 1'-0"</p>



SEP 2009 - 0064

GREEN ROOF DECK = 410 SQ.FT.



**ROTISSERIE CHICKEN RESTAURANT**

3471 MOUNT KENNETH AVE., ALEXANDRIA, VA 22304

**CONCEPT.0, LLC**

ECO-DESIGN

7445 COLLINGHAM ROAD, ALEXANDRIA, VA 22304-7032 (411)

**JOSE MARIO CABERO**

OWNER

**C2M, LLC**

1413 SOUTH OAKLAND STREET, ARLINGTON, VA 22204  
571.220.9484

**ROOF DECK PLAN**

Project number 002.2009

Date OCTOBER 20th, 2009

Drawn by mt

Checked by MT

**A-04**

Scale 1/16" = 1'-0"



EXISTING CONDITIONS  
3401 MOUNT VERNON AVENUE

Sup above door

