

DOCKET ITEM #3-B
Special Use Permit #2008-0085
315 Madison Street- A La Lucia

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.

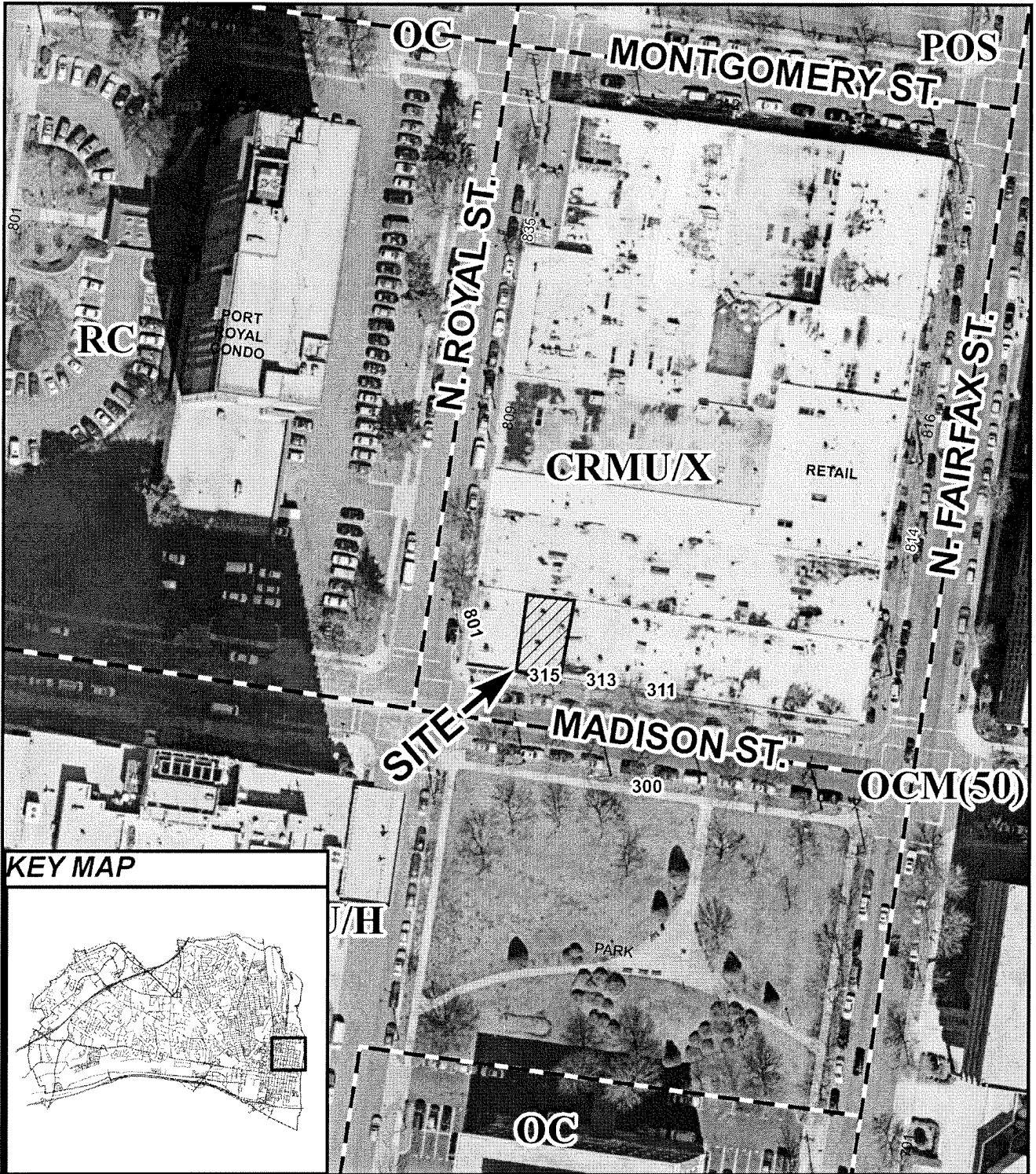
Application	General Data	
Request: Consideration of a request for an amendment to allow outdoor seating at an existing restaurant.	Planning Commission Hearing:	March 5, 2009
	City Council Hearing:	March 14, 2009
Address: 315 Madison Street	Zone:	CRMU-X/Commercial Residential Mixed Use (Old Town North)
Applicant: Mehran Nayeri	Small Area Plan:	Old Town North

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: Eileen Oviatt eileen.oviatt@alexandriava.gov

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:



SUP #2008-0085

03/05/09



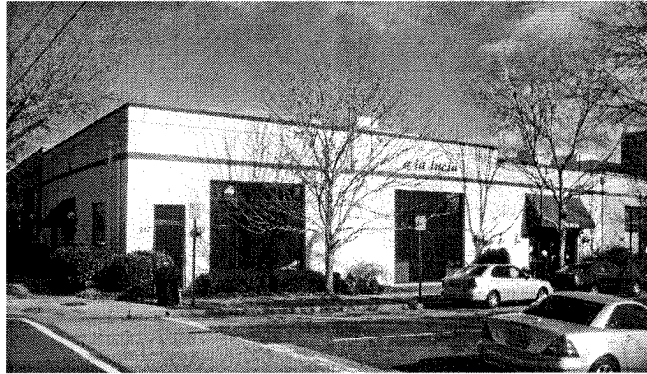
I. DISCUSSION

REQUEST

The applicant, a la Lucia by Mehran Nayeri, requests special use permit approval to permit outdoor seating at an existing restaurant located at 315 Madison Street.

SITE DESCRIPTION

The subject property is one lot of record that encompasses most of an entire city block with approximately 250 feet of frontage on Madison and Montgomery Streets, and 362 feet of frontage along North Fairfax and North Royal Streets. The subject site is part of the Montgomery Center, a commercial development of 95,144 square feet that includes personal service, retail, restaurant, and community service uses. The subject restaurant occupies 2,624 square feet.



of

The surrounding area is occupied by a mix of residential condominium developments and office buildings. The unit immediately to the north, within the Montgomery Center, is currently vacant, and the unit immediately to the east is the Madison Annex of the Art League School. To the south, across Madison Street, is open space associated with the Alexandria House Condominiums, and to the west are the Port Royal Condominiums.

BACKGROUND

A restaurant/bakery has operated in this location since 1983. Conditions for the operation of a full service restaurant with increased seats, outdoor seating, and hours of operation were added over the years. From 1998 to 2001, the restaurant was operated as "Flatbreads." On December 15, 2001, City Council approved special use permit SUP #2001-0069 and encroachment ENC #2001-0007, which increased the number of seats, added eight outdoor seats, and extended the hours of operation. Further review of the approved encroachment shows that no ordinance was passed to codify the encroachment for outdoor seating.

In December 2003, an administrative change of ownership was granted by the Director of Planning and Zoning allowing the ownership of the restaurant to change from Alborz Inc. to Del Nayeri Company LLC, at which time the restaurant was changed to "a la Lucia." On October 15, 2005, City Council approved SUP #2005-0089 to increase the allowable number of seats from 75 to 120.

On December 8, 2008, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant is seeking to increase the number of allowable outdoor seats from 8 to 15. The outdoor seats will be located in an area adjacent to the building along Madison Street that is part of the public right of way. As such, an encroachment ordinance is also required. The applicant has requested an encroachment under a separate application.

Hours: PROPOSED:
Monday through Sunday, 11:30 a.m. – 2:30 p.m.
Monday through Saturday, 5:00 p.m. – 10:00 p.m.
Sunday, 4:00 p.m. – 9:00 p.m.

Existing SUP hours 7:00 a.m. to midnight, daily

Number of seats: PROPOSED:
100 indoor seats
15 outdoor seats
For 115 total seats

The applicant has been operating with approximately 100 indoor seats, although the existing SUP allows for 120 indoor seats.

Noise Impacts: None anticipated

Trash/Litter: The applicant anticipates one additional bag of trash per day with the addition of this outdoor seating. Trash will be collected daily, and employees will be responsible for patrolling the property and adjacent public sidewalks are free from litter and trash.

Smoking: The applicant has indicated that they will voluntarily operate as a smoke free establishment.

PARKING

Parking for the Montgomery Center is regulated through umbrella SUP #2007-0058 which approved a parking reduction of 270 spaces, the parking requirement under the allowed mix of uses for this site. Constructed in 1951 without parking, the Center has always operated without off-street parking. The parking reduction was intended to allow the Center to continue to operate as it had prior to its 1992 rezoning, while protecting the community from an intensification of uses.

The umbrella SUP allows carry-out restaurants to occupy a total of 10,000 square feet without providing additional parking or triggering the need for additional parking reductions. While the umbrella SUP specifies that this parking is approved for carry-out restaurants, this condition has been applied to full-service restaurants in the past. There are currently three restaurants located within Montgomery Center that comprise 6,187 square feet of floor area. An additional 1,100

square feet of restaurant space is proposed as a part of SUP2008-0093 for Perks (scheduled to be considered on the March 2009 docket). The total 7,287 square feet is within the anticipated restaurant space for the Center approved under the umbrella SUP.

With the approval of this application and the SUP application for additional seating at Perk's (SUP#2008-0093), the number of required parking spaces for the Montgomery Center will be 259, which is below the 270 space parking reduction approved by the umbrella SUP. It should be noted that additional or expanded uses within the Montgomery Center will likely cause the parking demand to surpass 270 spaces which would trigger the need for an amendment to the umbrella SUP.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CRMU-X/Commercial Residential Mixed Use zone (Old Town). Section 5-403(V) of the Zoning Ordinance allows a restaurant in the CRMU-X zone only with a special use permit. The Old Town North Small Area Plan chapter of the Master anticipates redevelopment of the site and designates the property for commercial residential mixed use.

II. STAFF ANALYSIS

The applicant is proposing to add seating to his existing SUP in order to increase the amount of outdoor seating that he can offer. The applicant initially requested approval for 24 outdoor seats; however, the US Building Code (USBC) limits the occupant loading for the proposed outdoor dining area to 15 persons. The applicant amended his application to request approval for 15 outdoor seats.

While the applicant has requested a total of 115 seats, including 15 outdoor seats, the restaurant was previously approved for 120 indoor seats. Staff is comfortable with allowing the restaurant to maintain approval for 120 seats, with up to 15 of these seats provided outdoors. As such, the current request does not include any intensification of use, rather a redistribution of existing seats. Staff believes outdoor seating in this area of the City should add a positive element of activity and interest for the adjacent commercial and residential neighborhoods.

Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2005-0089)

2. Trash and garbage shall be stored inside the building or in a dumpster. (P&Z) (SUP #2005-0089)
3. Condition deleted. (SUP #2005-0089)
4. 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 or debris shall be allowed to accumulate on site outside of these containers. (P&Z)(SUP #2005-0089)
5. **CONDITION AMENDED BY STAFF:** 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 ~~daily~~ 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 #2005-0089)~~ (T&ES)
6. Condition deleted. (SUP #2005-0089)
7. No food, beverages or other material shall be stored outside. (P&Z) (SUP #2005-0089)
8. The hours of operation of the business shall be limited to 7:00 A.M. to 12:00 midnight daily. (P&Z) (SUP#2005-0089)
9. **CONDITION AMENDED BY STAFF:** Seating shall be provided ~~inside~~ for no more than 120 patrons. Up to 15 of these seats may be outdoors subject to an approved encroachment. (P&Z) ~~(SUP#2005-0089)~~
10. **CONDITION DELETED BY STAFF (See Condition 27):** ~~No outside dining facilities shall be provided on the public right of way. Outside dining may be provided on private property subject to a plan, to include landscape containers/planters, that is reviewed and approved by the Director of Planning and Zoning. The applicant shall ensure that pedestrian access is provided past the outdoor seating and shall clean and wash the seating area at the close of each day of operation.~~ (P&Z) (SUP#2005-0089)
11. No live entertainment shall be provided at the restaurant. (P&Z) (SUP#2005-0089)
12. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2005-0089)
13. On-premise beer and wine service is permitted. For off-premises sales, the following rules apply: Beer and wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles

- of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z) (SUP#2005-0089)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP#2005-0089)
 15. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and ~~no~~ amplified sounds shall be audible at the property line. (P&Z) (T&ES)
 16. Condition deleted. (SUP#2005-0089)
 17. The Director of Planning and Zoning shall review the special use permit one year after approval 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 a 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) (SUP#2005-0089)
 18. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2005-0089)
 19. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness program for all employees. (Police) (SUP#2005-0089)
 20. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2005-0089)
 21. 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 to provide instruction preventing underage sales of alcohol. (P&Z) (SUP#2005-0089)
 22. **CONDITION DELETED BY STAFF (See Condition 25):** ~~The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP#2005-0089)~~

23. **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)
24. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$575.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
25. **CONDITION ADDED BY STAFF:** 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) (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:** Outdoor seating is permitted subject to an approved encroachment and a seating layout plan that is reviewed and approved by the Director of Planning and Zoning. The applicant shall ensure that pedestrian access is provided past the outdoor seating and shall clean and wash the seating area at the close of each day of operation. (P&Z)
28. **CONDITION ADDED BY STAFF:** Landscape planters/containers shall be placed in the area of the outdoor dining to the satisfaction of the Directors of P&Z and RP&CA. Planters shall not obstruct pedestrian access and shall not drain directly onto the sidewalk. (Parks)
29. **CONDITION ADDED BY STAFF:** The applicant shall contribute \$250.00 for one street tree to be planted on the Royal Street block face. The monetary donation shall be submitted to the Department of Recreation, Living Landscape Fund, 1108 Jefferson St. Alexandria, VA 22314, within 60 days of City Council approval. (Parks)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Eileen Oviatt, 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 Review of previous SUPs for this location/owner (SUP2005-00089 and SUP2003-00101) do not show any contribution to the Litter Control Fund or purchase of a trash can.
- R-1 Sidewalk shall not be obstructed at any time for outdoor dining.
- 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.
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am.
- 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.
- 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.
- R-7 Applicant shall contribute \$575.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval.
- R-8 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.
- 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).

- 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.

Code Enforcement:

- F-1 The request for a total of 24 outdoor seats is not supported by the Building Code. See comment C-1. In addition, the applicant is required to show compliance with comments C-1 through C-4. (47' x 4.67' = 219.49')
- C-1 The proposed space for outdoor seating with tables occupies 219.5 square feet. The USBC limits the occupant loading for this area to 15 square feet per person or a total of 15 persons.
- C- 2 Any configuration of outdoor seating shall comply with the following conditions:
- Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.
 - Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
 - Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.
 - The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C- 3 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C- 4 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 Landscape planters/containers shall be placed in the area of the outdoor dining to the satisfaction of the Directors of P&Z and RP&CA. Planters shall not obstruct pedestrian access and shall not drain directly onto the sidewalk.
- R-2 The applicant shall contribute \$250.00 for one street tree, to replace a missing tree on the Royal Street block face. The monetary donation shall be submitted to the Department of Recreation, Living Landscape Fund, 1108 Jefferson St. Alexandria, VA 22314, within 60 days of City Council approval.

- 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 Police Department has no objections to additional outdoor seating as long as condition #13 (SUP #2005-0089) still applies.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0085

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

MN **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.

MN **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.

MN **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.

MN **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

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
Please Print

Phone: 703 836 8066

Address: 300 MONTGOMERY ST

Email: Bmchanic@mreproperties.com

Signature: Bruce Macchanic

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.

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_{am} - 2:30_{pm}</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 3
Dec. 08 - Dec. 09 premise / Delivery

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 X

Does the application meet the requirement? X 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
- X 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

Parking impacts. Please answer the following:

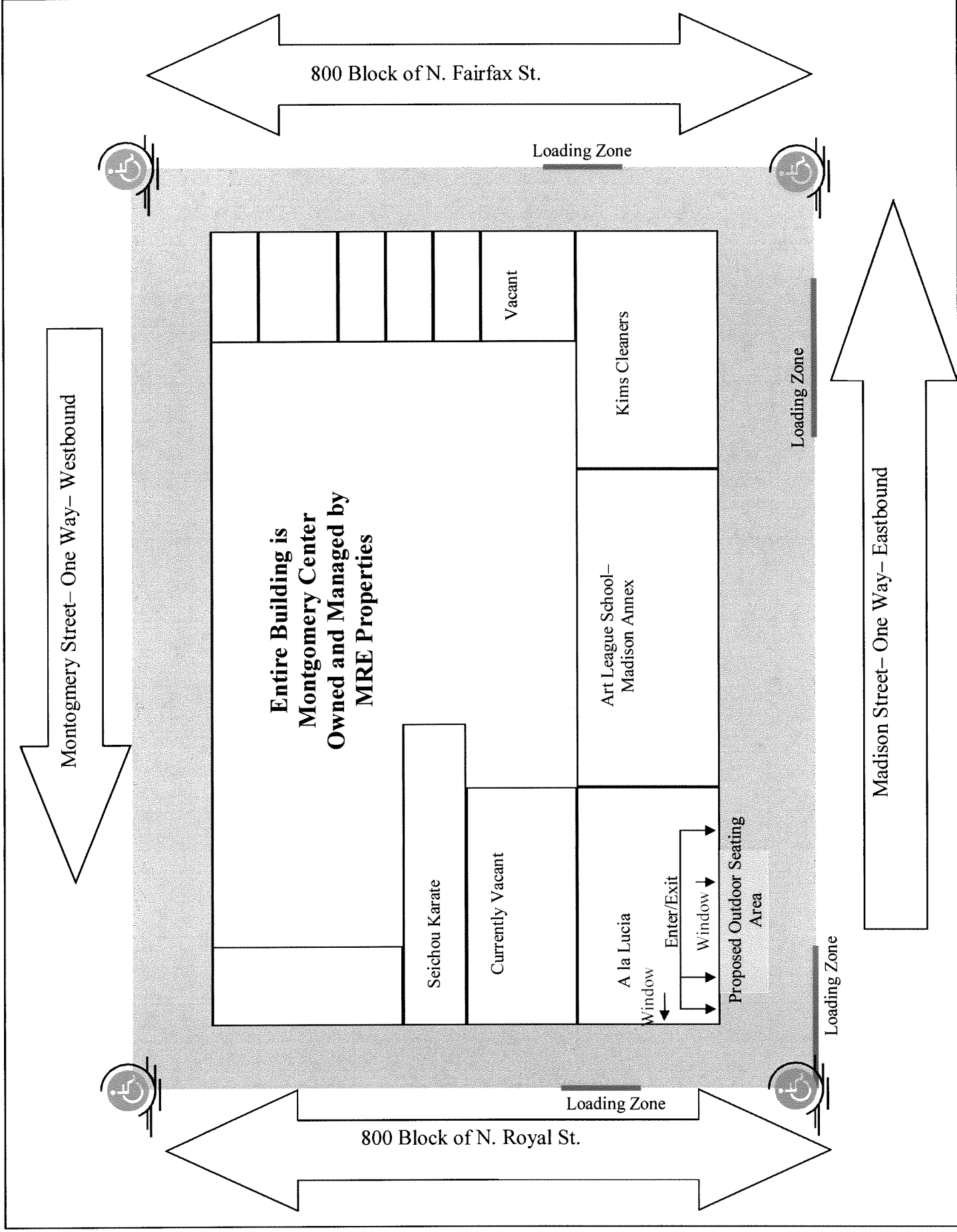
1. What percent of patron parking can be accommodated off-street? (check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 All
 75-99%
 50-74%
 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:
$$\begin{array}{r} \underline{89} \text{ Maximum number of patron dining seats} \\ + \quad \underline{35} \text{ Maximum number of patron bar seats} \\ + \quad \underline{\hspace{2cm}} \text{ Maximum number of standing patrons} \\ = \quad \underline{124} \text{ Maximum number of patrons} \end{array}$$
2. 18 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

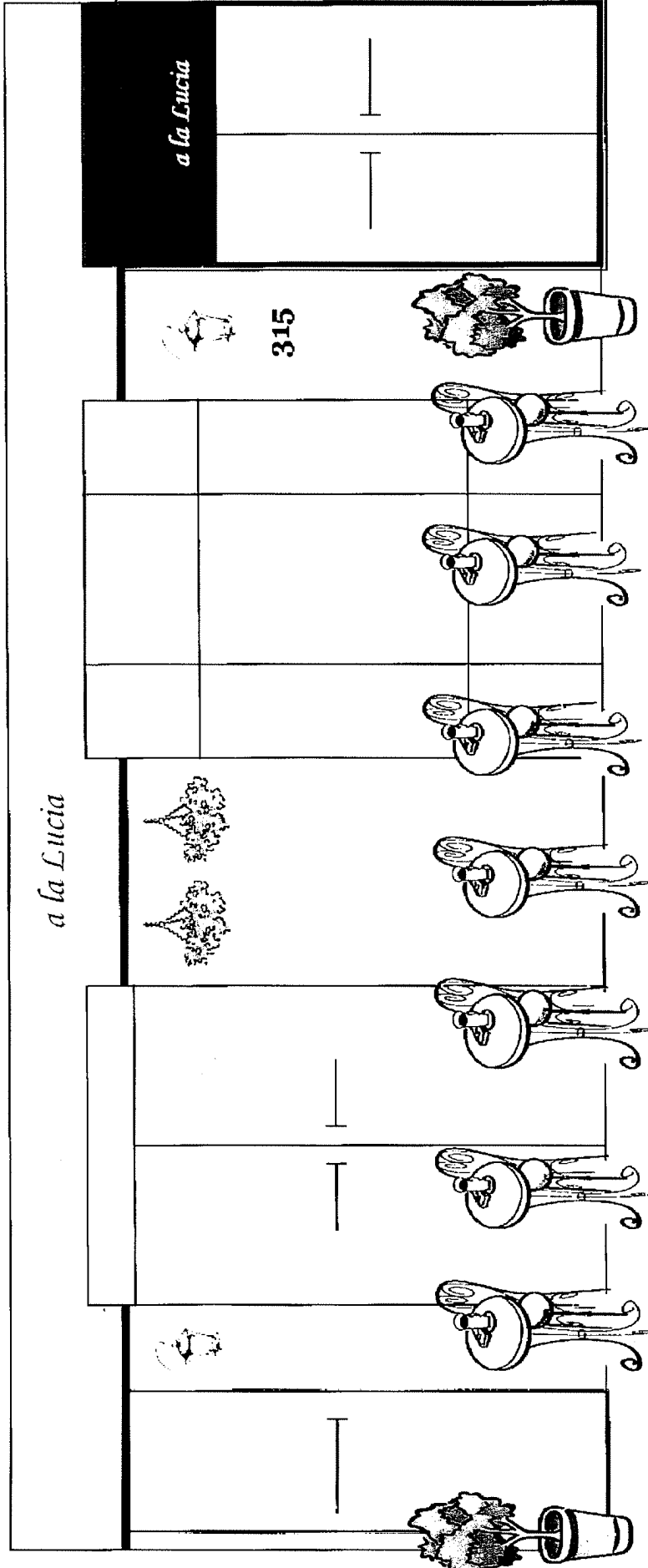
SUP 2008-0085



Attn: Elaine
Re: SUP # 2008-0085

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

REVISED
2/9/09

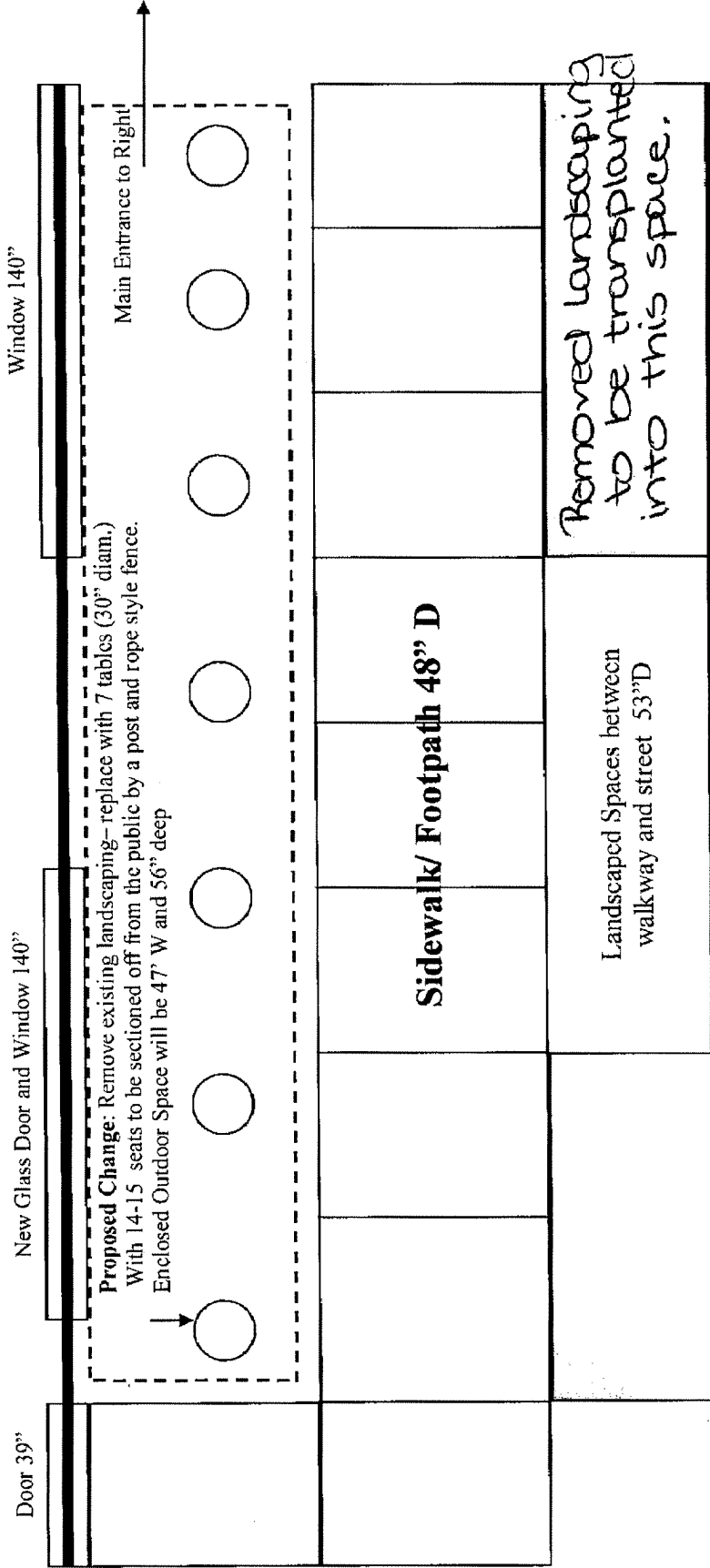


ATTN: Elaine
 RE: SUP # 2008-0085

REVISED
 2/9/09

Existing Arial View

Building Front



Street