


City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 24, 2009

TO: CHAIRMAN AND MEMBERS OF ALEXANDRIA PLANNING
COMMISSION

FROM: RICH JOSEPHSON, DEPUTY DIRECTOR, PLANNING AND ZONING 

SUBJECT: 1101 QUEEN STREET, SMILE MARKET
SUP2008-0088 – DOCKET ITEM

At its February 3, 2009 meeting, the Planning Commission voted 6 – 1 to defer this case. The Commission heard testimony from neighbors who raised a concern about alcohol being served/sold as part of the applicant's business operation. The Planning Commission deferred the request to allow staff to respond.

The applicant submitted a letter on February 19, 2009 removing both on- and off-premise alcohol sales from her application. Based on this, alcohol sales is no longer an issue with this request. Staff maintains its recommendation of approval of this special use permit request subject to the conditions set forth in Section III of the staff report.

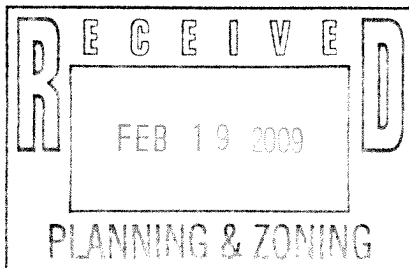
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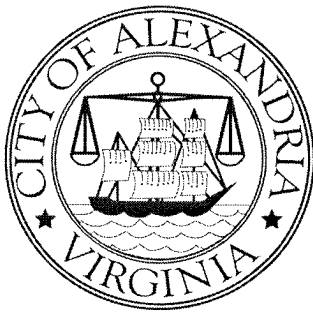
To Whom it may Concern

I have decided ~~not to~~ ^{not to} include on and off premises Alcohol including beer & wine. as a part of my Special use permit application for food service at 1101 Queen St.

Sincerely

Asegedech Kelecha
Smile Market
02-19-09





DOCKET ITEM #9
Special Use Permit #2008-0088
1101 Queen Street – Smile Market

Application	General Data	
Request: Consideration of a request for a special use permit to operate a restaurant in a grocery store and for a parking reduction.	Planning Commission Hearing:	March 5, 2009
	City Council Hearing:	March 14, 2009
Address: 1101 Queen Street	Zone:	CL/Commercial Low
Applicant: Asegedech Kelecha	Small Area Plan:	Braddock Road Metro

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, February 3, 2009: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to defer the request. The motion carried on a vote of 6 to 1.

Reason: The Planning Commission shared neighborhood concerns regarding off- premises alcohol sales. Mr. Jennings was concerned about allowing alcohol to be sold in this neighborhood after residents have fought to have it removed, and felt that alcohol sales should be denied. Mr. Dunn noted that a great number of community concerns were in regards to off-premise alcohol sales and he was supportive of on- premise alcohol sales. The Planning Commission requested more information regarding alcohol sales, ABC regulations, and police calls for service in the neighborhood, and that a condition be added with the number of seats permitted.

Speakers:

Leslie Zupan, 1309 Queen Street, spoke on behalf of the Inner City Civic Association against the application. There is not opposition to the request for food service in this application, rather opposition to alcohol sales. Ms. Zupan provided the Planning Commission with e-mails from neighbors who are concerned about alcohol sales and a copy of a Memorandum of Understanding that the applicant had initially signed and later retracted.

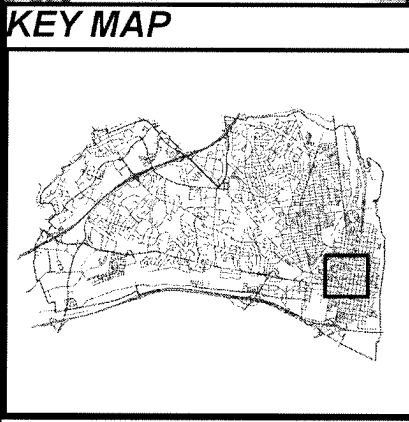
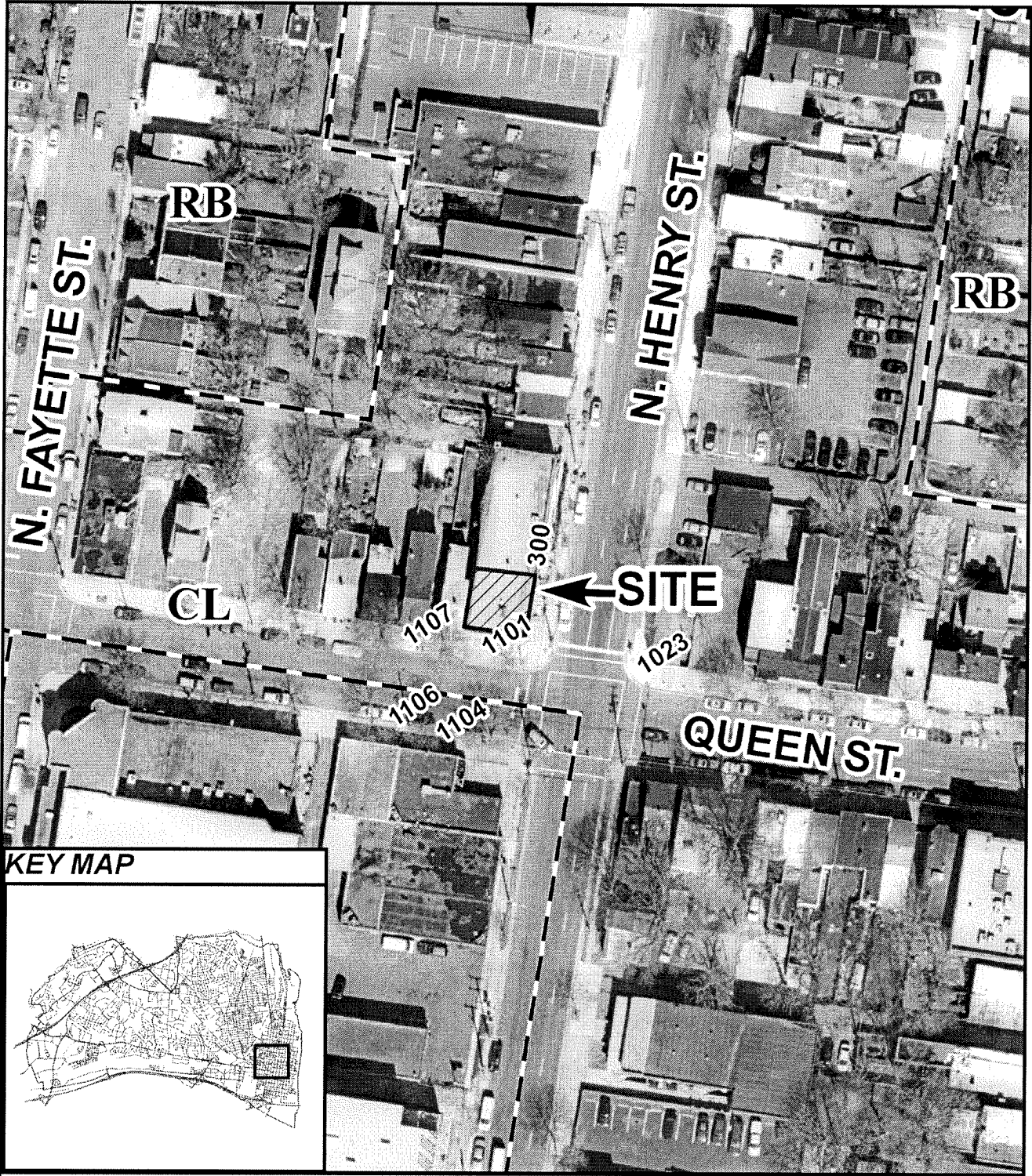
Sarah Becker, 1200 Princess Street, spoke in opposition to alcohol sales at this location. She is not supportive of alcohol sales now or in the future.

James Luby, 312 ½ N. Henry Street, spoke in opposition to the application and indicated that any alcohol sales here would be a step back for the community.

Debra Sabourin, 1212 Princess Street, spoke in opposition to the application. She shared concerns that this business had been held at gun point in November and that the applicant's business concept is still in progress.

Wilson Thompson, owner of a business at 1201 Queen Street, spoke in support of the application, noting that problems in the neighborhood have nothing to do with beer and wine purchases in the area. There are no reports that businesses on Queen Street are in violation of any laws regarding alcohol sales and stated that other concerns regarding alcohol in the neighborhood are not supported.

CITY COUNCIL ACTION:



SUP #2008-0088

03/05/09



I. DISCUSSION

REQUEST

The applicant, Asegedech Kelecha, requests special use permit approval for the operation of a restaurant in an existing grocery store and a parking reduction located at 1101 Queen Street.

SITE DESCRIPTION

The subject property is one lot of record with 35 feet of frontage on Queen Street and 100 feet of frontage on North Patrick Street, and a total lot area of 3,500 square feet. The site is located in the Parker Gray Historic District and is developed with a newly renovated commercial building. Access to the property is from the corner of Queen Street and North Patrick Street.



The surrounding area is occupied by a mix of retail, personal service and residential uses. Immediately to the north, within the same building, is a printing shop, MBC Precision Imaging. To the south is the Liberation Bookstore and Goody's Chinese carry out restaurant. To the east, across North Patrick Street, is Isle Inn Tours, and to the west is a semi-detached residential house.

BACKGROUND

The commercial building at 1101 Queen Street was originally built in 1939, and underwent interior and exterior renovations between 2006 and 2008. Prior to the renovations, the building was occupied by Sykes Auto Parts. The applicant opened the existing family-operated neighborhood grocery store in June 2008.

PROPOSAL

The applicant is proposing to add a restaurant with breakfast, lunch, and dinner service to the existing grocery store. The restaurant will offer Ethiopian food, deli sandwiches, ice cream and smoothies, baked goods, and coffee. This restaurant will offer self service seating and carry-out. It will not be a full service restaurant, and therefore is not subject to administrative approval.

Hours: 9:00 a.m. – 9:00 p.m., seven days per week

Number of seats: 20 indoor seats

Type of Service: Carry-out and self-service seating

Alcohol: The applicant proposes off- and on-premises beer and wine sales.

Noise Impact: None anticipated

Trash/Litter: Paper, plastic, and cardboard will be deposited in the existing dumpster that is collected weekly. Food refuse will be compacted in the restaurant.

The applicant has agreed to voluntarily operate as a tobacco smoke-free establishment.

PARKING

According to Section 8-100(A)(1) of the Zoning Ordinance, any land, buildings, or structures in use prior to January 27, 1987 are exempted from the parking requirements. Since the previous use, Sykes Auto Parts, was a retail use in operation prior to the current parking standards, no parking was required. The existing grocery store is also a retail use, and therefore has no parking requirement because there was no change in use.

If current standards were to be applied to the existing retail use, six parking spaces would be required for the 1,100 square foot retail space. According to Section 8-200(A)(16) of the Zoning Ordinance, a retail use within Parking District 1 with less than 1,500 square feet of floor area would require one parking space for every 200 square feet of floor area.

The applicant is proposing to split the existing space into a combination of retail and restaurant uses, with 500 square feet remaining as retail use. Based on the calculation of one parking space for every 200 square feet of floor area, the remaining retail space would require three parking spaces. The remaining three of six parking spaces could be credited to the proposed restaurant use.

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 20 seats will be required to provide five off-street parking spaces, however, in this instance, only two off-street parking spaces would be required because of the three spaces credited from the retail use.

The subject property does not have any on-site parking spaces, and there is no available off-street parking available for lease within five hundred feet. Therefore, the applicant will need a parking reduction of two parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial Low zone. Section 4-103 of the Zoning Ordinance allows a restaurant in the CL zone only with a special use permit.

The proposed use is consistent with the Braddock Road Metro Small Area Plan chapter of the Master Plan which encourages neighborhood oriented commercial uses.

II. STAFF ANALYSIS

Staff supports the addition of a restaurant with a parking reduction at this existing grocery store on Queen Street. The number of seats proposed (20), is small, and no other eat-in restaurants exist in the immediate vicinity. Additionally, the applicant has submitted a “petition of support” with her application that includes signatures of grocery store patrons in support of this request for the addition of a restaurant with seats at this location. The addition of seating should not create significant additional noise, odor, or trash impacts on the surrounding neighborhood.

The applicant has proposed to offer both on-premises and off-premises beer and wine sales. Staff has no objection to on-premise sales, however, it does not support off-premise sales at this time. The use of the property as a grocery store and small restaurant can be a valuable asset to the community. With off-premise alcohol sales, the use may tend to become more of a convenience store use. Some neighborhood residents have expressed concern about off-premise sales of alcohol and the potential negative impacts associated with it. Staff is hopeful that once the applicant has had the opportunity to establish the grocery store and restaurant as part of the neighborhood, some of these concerns may be adequately addressed and resolved. The limitation of on-premise alcohol sales only would not prevent the applicant from requesting an amendment to add off-premise alcohol sales in the future, should the current SUP application be approved.

The applicant is also requesting a parking reduction of two (2) spaces for the restaurant use. The grocery store and proposed restaurant are intended to serve the immediate vicinity, with the majority of patrons living within walking distance of the location. Staff is not aware of any concerns or complaints regarding parking. Therefore, staff supports a parking reduction of two spaces.

Subject to the conditions set forth in Section III of this report, staff recommends approval of this special use permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to between 9:00 a.m. and 9:00 p.m., seven days per week. (P&Z)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The maximum number of indoor seats at the restaurant shall be 20. No outdoor seats are permitted. (P&Z)
5. No alcohol service shall be permitted. (P&Z)
6. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
7. 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. (T&ES)
8. The proposed exhaust vent or fan shall be located as far away as possible from residential property and in manner as to not impact the intake vent of adjacent businesses or properties. (T&ES)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
11. 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)
12. 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. (T&ES)
13. 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)
14. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
15. The applicant shall contribute \$250.00 for one street tree to be planted on the Queen 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)

16. 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. (P&Z) (T&ES)
17. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business. (Police)
18. 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. (Police)
19. 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 on how to prevent underage sales of alcohol. (P&Z)
20. The Director of Planning and Zoning shall review the special use permit after the restaurant has been operational for six months and again after one year from the start of restaurant operations, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: 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:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- 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 The proposed exhaust vent or fan shall be located as far away as possible from residential property and in manner as to not impact the intake vent of adjacent businesses or properties.
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am.
- R-5 All loudspeakers shall be prohibited from the exterior of the building.
- R-6 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-7 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-8 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-9 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 applicant does not request outdoor seating.
- F-2 The application does not provide enough information to determine if a change of use will be required. Code Administration does not know where the expansion will take place within the existing structure. Therefore, it is possible a change of use could be required in the future. If a change of use is required, the applicant shall comply with Code requirement C-1.
- C-1 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-6 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.

- C-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 508.
- C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-9 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-10 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- F-1 This facility is currently operating as Smile Market under an Alexandria Health permit, issued to A Plus Grocery, LLC.
- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-4 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.

- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks and Recreation:

- R-1 The applicant shall contribute \$250.00 for one street tree to be planted on the Queen 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 owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

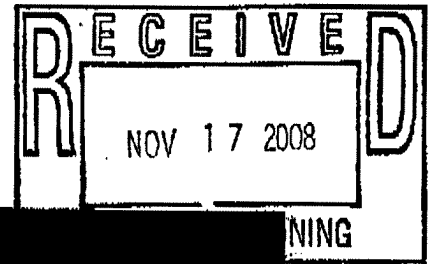
Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment 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.
- R-3 The Police Department requests that the SUP be reviewed after six months.
- F-1 The applicant is seeking an "ABC On" and "ABC Off" license. The Police Department has no objections to the "ABC On" license. The Police Department does not recommend the "ABC Off" license for the following reasons:

The Police Department is sympathetic toward and supportive of efforts by the Inner City Civic Association, historically, to severely restrict or prevent alcohol sales in the community. The neighborhood has benefited from the absence of alcohol. We cannot know what the future portends if the Smile Market is allowed to sell alcohol, but it has been the absence of alcohol that has prevented problems and allowed the community to succeed, grow and thrive.



APPLICATION
SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2008-0088

PROPERTY LOCATION: 1101 Queen Street, Alexandria, VA 22314

TAX MAP REFERENCE: 64-03-04-13 **ZONE:** CL

APPLICANT:

Name: Asegedech w. Kelecha

Address: 6610 IRVIN PL AVE

PROPOSED USE: Expand existing family operated Grocery store

* with food service & limited indoor/outdoor seating & parking

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.

*reduction
5 space*

* **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.

Asegedech Kelecha
Print Name of Applicant or Agent

[Signature]
Signature

11-17-08
Date

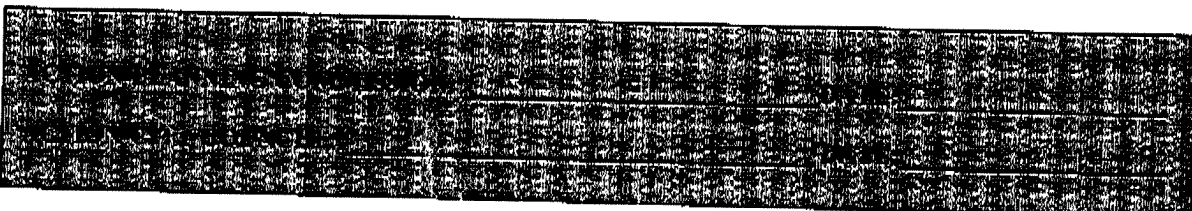
1101 Queen St
Mailing/Street Address

(703) 548-1111
Telephone #

(703) 548-1119
Fax #

Alexandria VA, 22314
City and State Zip Code

asegedech@cox.net
Email address



PROPERTY OWNER'S AUTHORIZATION

As the property owner of BUNN, ROBERT (1101 Queen St.) hereby
(Property Address)

grant the applicant authorization to apply for the Restaurant with 20 seats use as
(use) & parking reduction of 5 spaces
described in this application.

Name: BUNN ROBERT Phone: (703) 615-6096
Please Print

Address: 1101 Queen St. Email: ROBERT777@AOL.COM

Signature: [Signature] Date: 11-17-08

*Verified by
Robert Bunn
Signature*

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.

Asegedech Kelecha 100%

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.)

I am a family operated grocery store that commence
operation in June 2008. The grocery store offer variety of
goods.

Unfortunately during my Grand opening, I placed a seats/
tables and offered carryout Ethiopian food. I was
unaware that they request permitted. My application is
to expand my Grocery Store by offering Ethiopian
food, Deli Sandwiches, Smoothies, Ice cream, breakfast,
lunch ^{& dinner} services, coffee and baked goods in addition
to my Grocery Store. I also request your approval
to provide 3 tables outside and 5 tables inside.

that will trigger a request for parking reduction ^{at 5 seats}
I am a struggling small business and ask
for your support.

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).

When I offered Ethiopian food many people came to my business. Counting the number of customer is up & down.

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

Family run business of two people now; when food source offered will be a by 3 or 4 people

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

Current Proposed	Day:	<u>Daily (Mon-Sun)</u>	Hours:	<u>9 - 6 PM</u>
		<u>Daily (Mon-Sun)</u>		<u>Same 9 - 9</u>
		_____		_____
		_____		_____

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

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

NO Change Current equipment is on the roof & screened

B. How will the noise be controlled?

NO Change Compliance of city noise and health codes

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

I will be requesting city approval to vent either through a small vent above the window facing Queen Street cannot vent to the roof because of second floor tenant place

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)

NO Change

we currently dispose of paper, plastic, cardboard will be the only items deposited in existing dumpster food refuse will be compacted inside restaurant.

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 a week

C. How often will trash be collected?

currently use a neighboring printing business to use their dumpster that is collected weekly

*

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

we currently remove by air ^{blower} litter, leaves etc. 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:

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?

~~None~~
We have ADT Security System and
ASTAK 4CH Camera Security System

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.

We currently have applied for ABC
License for "on premises" sales only with
table services. I also applied for off premises

PARKING AND ACCESS REQUIREMENTS

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

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

B. *N/A* Where is required parking located? (check one)

- on-site
- off-site

(requesting parking reduction for food services and seating)

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

N/A Grocery store is not require off street parking

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use?

one available on N. Henry Street

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? on Henry Street

C. During what hours of the day do you expect loading/unloading operations to occur?
usually @ 8:00 AM Monday - Friday

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
one day a week, as appropriate, pls see above #C

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?
1100 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1100 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: renovated commercial bldg located in the Parker-Grey Historic district

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 *(Family operated Small business)*
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. *we close by 9:00 PM*

1. Maximum number of patrons shall be determined by adding the following:
+ _____ Maximum number of patron dining seats
+ _____ Maximum number of patron bar seats
+ _____ Maximum number of standing patrons
= _____ Maximum number of patrons
2. _____ 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 *(we close by 9:00 PM daily)*
 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

REVISED

12/10/08

SUP # 2008-0088



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: 14 20 Outdoors: 6 0 Total number proposed: 20

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: Ethiopian Food, Deli Sandwiches, Smoothies, Ice Cream Coffee and baked goods in addition to my Gourmet Gift Shop

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? N/A Will delivery drivers use their own vehicles? Yes No N/A 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 No If yes, please describe:



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

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

proposed food service will require 5 off-street parking spaces property does not have any on-site spaces available spaces within 500 feet of my family run grocery store cannot provide/lease spaces

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

no available off street parking to lease within 500 feet of my family run grocery store

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

no spaces available; I am a struggling small business trying to serve the neighborhood. If I am required to lease spaces my family run grocery store will possibly need to close permanently. I have a lease for 10 years.

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

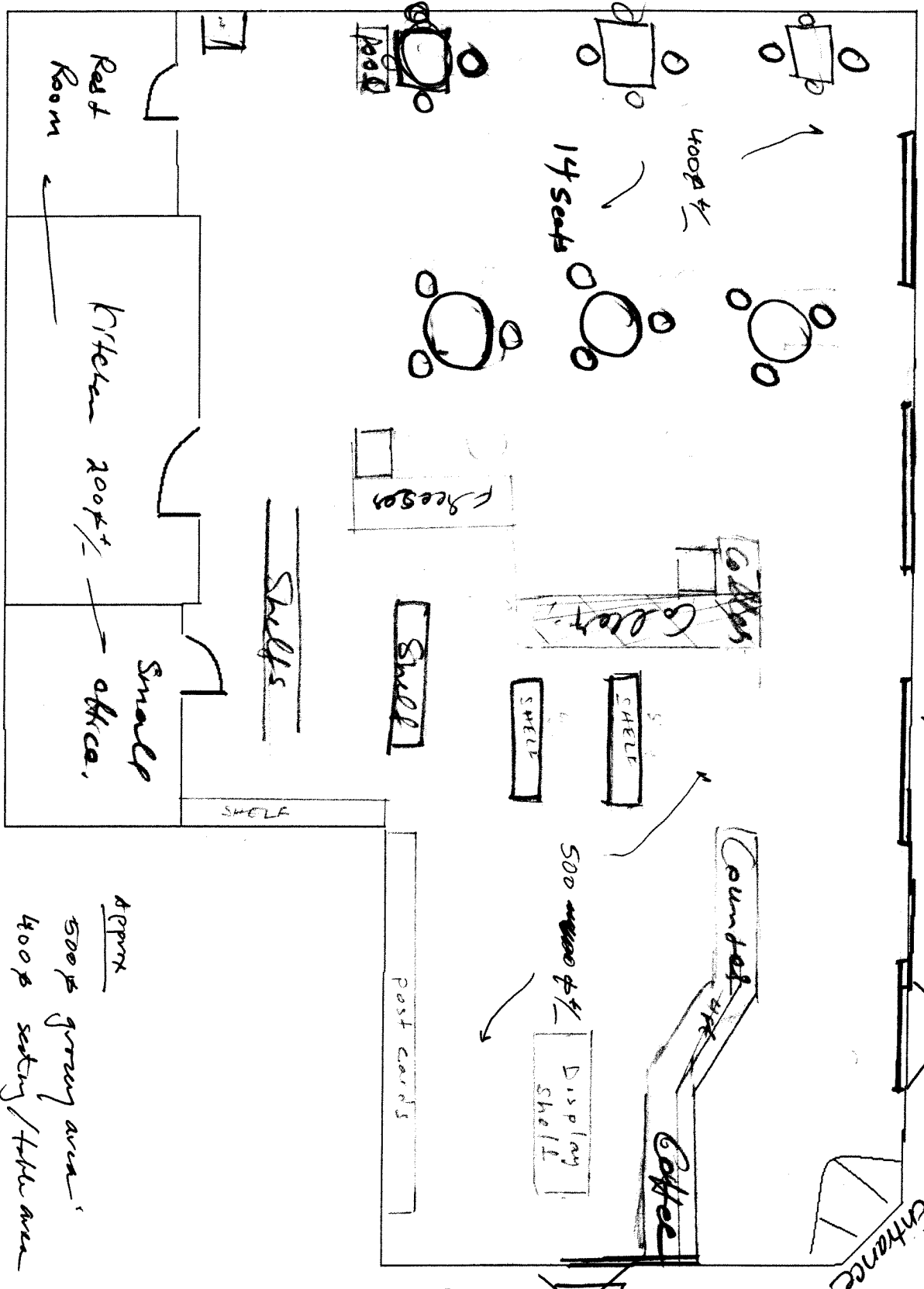
Yes. No.

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

MA

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

REVISED 12/10/08



Henry Street
Washington Circle

approx
 500 sq ft green area
 400 sq ft seating / table area
 200 sq ft kitchen, bathroom / office.

24
 Queen side
 Queen Street



Dimension - 20" h x 27" w oval

Material - King blue and White vinyl

ADDRESS DIMENS 10W - 5" H x 12" W



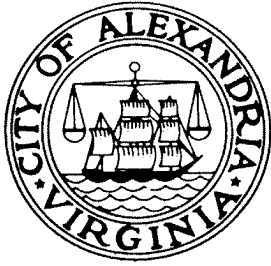
SO GREAT SIGNS
 1945 S. Lowell St., Arlington, VA 22204
 TEL: 703-785-1569
 FAX: 703-302-5912

Petition to support Smile Market

The undersign enthusiastically asks the Planning commition and city council to support Ms. Asegedech Kelecha desire to expand her small family operated store by adding a few indoor/outdoor seats and food service .

NAME	Address	Telephone
1. Charles Abraham	302 N. Fayette	943-7454 (703)
2. Boker & Wilkins	1106 Queen St	703-548-3988
3. R. Robertson	3007 Manning St	703-548-6333
4. H. Ferguson	1207 Queen St	703-579-6171
5. Ed Luffin	1107 Queen St	818-726-4571
6. Jaren Loughran	1107 Queen St Alexandria	818-726-4572
7. Jamison Robinson	POB 413 4 West 1st	
8. Culwick & Lumber	703 432 N Henry St 2nd floor	703-204-5325
9. Lyster Eng	300. W. Thebell 11415	571-201-0190
10. Louk Yates	716 Queen St	202 304 358
11. John Eng	100/Queen St	703-297-7161
12. John Eng	1242	703 86 9431
13. Heather Siltan	1428 Princess St.	571-312-0954
14. Susan Hoblin	Some A	Some A
15. Elsie Long	7239 WHITIER CREEK DR	703-569-0058
16. Charles Roach	405 N FAYETTES	703-838-1674
17. Mekonnen Hezili	917 Wolfe St	571-490-1523
18. Joe Dunn	313 N. PATRICK ST.	703-371-9099
19. Wava McGraw	316 N. HENRY	301-420-0215
20. Vane Sa Starski	1111 ORONOCO ST #534	757-375-9865
21. Kenneth Rubin	1101 King St	703-518-8513
22. Josh Levy	106 W. Walnut St.	703 683 1587
23. Kien Hutchinson	601 JEFFERSON ST.	703 518-8571
24. DAVID Butler	1321 Cameron St.	(703) 544-4999
25. John Long	124 West 1st St	(703) 774-8577
26. MARCEL VLADISCU	1111 ORONOCO ST	(202) 607-7716
27. Touff Billie Pitt	5165 S HARWOOD	703-660-1960

28	Ben Collins	200 East Constitution Ave	585-278-7688
29	JANET HAZARD	4041 FRAGILE SMC	410-409-4534
30	Anne Bernoux	328 N. Payne St.	703-683-3167
31	Lawrence Disney	328 N. Payne St.	703-683-3167
32	Jay Jada	319 N Fayette St	703-337-8656
33	Wally Wingo	1383 Miffant St	571-751-0619
34	Beth Jackson	522 E. Windsor Ave	703-519-9136
35	Eric Roy	121 N Pitt St 22314	703 579 0782
36.	Eric Roy	608 N. Payne st 22314	(703) 856-8625
	Claire Liston	312 N. Henry St.	703-837-8441
	Rob Mallin	816 S. Oak St ^{MVA 22204}	703 473-8040
	Harry Crane	921 Npatrick Alex	703 666-6666
	Mary E Daly	1217 Queen St	703-548-1121
	Evans Zhou		703-839-2050
	Jose M. Cheus	1316 KING ST	703. 944 5710
	Walter M. Mallin	1214 N. Roch. dr.	703-505-2880
	Jacob Musacchia	930 N. Henry St.	540-287-8463
	Gres R W /		
	Evan Port	1317A Queen St	301 706 2649
	INGRID HASKINS	147 Westway Rd #102	240-305-9435 GREENBELT MD 20770
	Rozetta Boggan	212 N Patrick Apt	571-970-6862
	Stanlye	316 N. Henry St.	(703) 683-6883
	Beverly Winston	319 Ashby St.	571-228-1989
	JOHN MARTIN	121 FIRST ST	703 768-4853
	Ahmed Nassari	13936 Rockland DR.	703-898-6949
	Jimm McCreedy	426 N. Patrick St.	703-549-3845
	ERIC MITCHELL	400 N Payne	703-683-3214
	Stephen C. Swift	1601 Princess St.	703-418-0000
	Michael Moore 2	460 N. Payne St	703 594-4538
	Tadesse Ayalew	1440 207 TUCKERMAN ST, DC	202-415-5376
	Sharon Tallon	1111 Lincoln St 14512	360-941-3639
	Calal Isildak	1212 Thomas St VA 22202	703 907 0068
	Jeff Roudelung	412 N Fayette	



Special Use Permit Application Supplemental

Sup 2008-0088

As a business owner/operator in the City of Alexandria, I agree to voluntarily operate as a tobacco smoke-free establishment.

Asegedech w. Kelecha
Business Owner

11-17-08
Date

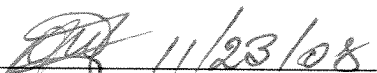
MEMORANDUM OF UNDERSTANDING

We the undersigned, the owner/operator of the Queen Street business known as the Smile Market and the President of the Inner City Civic Association, agree to the following changes in the business' structure.

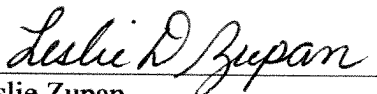
1. The business known as the Smile Market will hereafter operate according to the terms and conditions imposed by a Special Use Permit;
2. The Smile Market will be considered a "hybrid" business including: (1) the sale of packaged food items, (2) an approximately 20-seat indoor eatery, and (3) a kitchen including stove for the preparation of hot meals. The business will operate according to those conditions imposed by the city including appropriate food handling, food disposal and dumpster location.
3. The Smile Market's eatery will be limited to indoor customer seating only, approximately 20 seats. Any request for outdoor seating will be denied.
4. The Smile Market will limit the sale of alcohol to on-premise sales only, in the context of the eatery. At no time will the business request approval for, or an ABC license for off-premise (sometimes referred to as carry out) alcohol sales. In addition, the business agrees that any person who consumes alcohol on-premise but leaves intoxicated will be subject to all applicable laws relating to drunk and disorderly conduct.
5. The Smile Market, now and in the future, will close no later than 10 p.m.

This agreement is considered binding on the owner/operator of the Smile Market with the present and future Boards of Directors of the Inner City Civic Association, regardless of any future change in business name, so long as the signatory holds the Queen Street lease.

Signed:



Aseggedch Kelecha
Owner/Operator, Smile Market



Leslie Zupan
President, Inner City Civic Association

Date: 11/23/08

Date: 11/23/08

Subj: **Fwd: FW: Smile Market request for off-premises alcohol license**
Date: 2/3/2009 6:42:41 P.M. Eastern Standard Time
From: Miss Z
To: Miss Z

Mr. Hawkins owns and resides at 309 N. Fayette Street, around Yeaton Alley from the Smile Market.

From: vildander@gmail.com
To: MissZ@aol.com
Sent: 2/3/2009 5:54:27 P.M. Eastern Standard Time
Subj: FW: Smile Market request for off-premises alcohol license

Sorry I didn't get your e-mail sooner. Here is what I sent to the Commissioners. I hope this isn't too late!

From: Peter Hawkins [mailto:vildander@gmail.com]
Sent: Sunday, February 01, 2009 11:19 AM
To: 'hsdunn@ipbtax.com'; 'komorosj@nasd.com'; 'jlr@cpma.com'; 'erwagner@comcast.net'; 'jjennings@casact.org'; 'Donna_Fossum@rand.org'; 'mslyman@verizon.net'
Subject: Smile Market request for off-premises alcohol license

Dear Planning Commissioners,

It has come to my attention that the owner of Smile Market is seeking an off-premises alcohol license. I live around the corner from Smile Market, at 309 N. Fayette St., and I am writing to state my opposition to the grant of the license.

This neighborhood is already having problems with crime, not the least being the recent armed robbery at Smile Market, and I fear that increased availability of alcohol in the area will only exacerbate the problem.

Furthermore, this is a family neighborhood. The local children regularly play in Yeaton Alley, right around the corner from Smile Market. I do not believe this is an appropriate place to allow the sale of alcohol.

I urge you not to grant an off-premises alcohol license to Smile Market. Thank you for taking the time to consider this e-mail.

Sincerely,

Peter Hawkins

Great Deals on Dell Laptops. Starting at \$499.

From: missz@aol.com

To: missz@aol.com

Subject: Fwd: smile market sup

Date: Tue, 3 Feb 2009 5:28 pm

Ms. Fiorenini owns and resides at 421 N. Fayette Street and her mother Maya Fiorenini owns 310 N. Henry Street, the house closest to the Smile Market on N. Henry Street.

From: Nensi Fiorenini <nensi@fiorenini.com>

To: missz@aol.com <missz@aol.com>

Sent: Sat, 31 Jan 2009 5:01 pm

Subject: RE: smile market sup

Leslie,

We are obviously opposed to a liquor license for Smile Market and are grateful for your involvement in this. Is there a petition my mom could sign or can she give you permission to use her name and address on this matter?

As it is we have enough of a problem with trash along her fence, we certainly don't wish to add liquor bottles and intoxicated customers! Not to mention folks regularly urinate behind her dumpster and along her fence already. It is gross!

She would not feel comfortable speaking publicly and I have a full plate, so cannot attend the hearing. However, wanted to let you know you have our support. I will send a brief e-mail, and indicate our opposition to the Planning Commission.

Thanks for your work!

--Nensi

[Great Deals on Dell Laptops. Starting at \\$499.](#)

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She would not feel comfortable speaking publicly and I have a full plate, so cannot attend the hearing. However, wanted to let you know you have our support. I will send a brief e-mail, and indicate our opposition to the Planning Commission.

Thanks for your work!

--Nensi

[Great Deals on Dell Laptops. Starting at \\$499.](#)

From: Carolyn Cummings <carolyncummings1@gmail.com>

To: mslyman@verizon.net; komorosj@nasd.com; jlr@cpma.com; erwagner@comcast.net; jjennings@cosact.org; Donna_Fossum@rand.org; hsdunn@ipbtax.com

Cc: MissZ@aol.com

Subject: No--SUP2008-0088 Smile Market

Date: Tue, 3 Feb 2009 10:07 am

Dear Planning Commissioners,

I am unable to attend tonight's meeting but wanted you to know my genuine concern regarding Smile Market's request for a SUP. I have been living in this area for 5 years and have seen the neighborhood improve greatly since alcohol has not been sold along the 1100 and 1200 blocks of Queen Street, a mere block from my house. I routinely had to pick up bottles in my front yard and would often hear drunks late at night in front of my house. I no longer feel afraid to take my sister's children to the playground for fear of having them play on sharp broken beer bottles and drug items. It has been wonderful to see the positive changes in the area and I credit your committee and local city board members for your role in the clean up of Parker-Gray.

I feel any alcohol either inside or outside will ultimately wind up in the streets, deter families with small children from utilizing the wonderful new playground area, and cause more crime. Additionally, I have grave reservations about any of the owner's "promises". She met with our local ICCA President and signed an agreement and then changed her mind. I am a member of the ICCA and I oppose any sort of provision that includes alcohol. I just think the risk is too great to take and the credibility of how this application came into play is very much bait and switch and not honest. If for some reason your committee approves her for an indoor only license; you and I both know it will eventually be used as indoor/outdoor license anyway. Thank you for your attention to this matter

Respectfully,

Carolyn Cummings
Princess Street

From: Rebecca Edwards <beckedwards@comcast.net>

To: hsdunn@ipbtax.com; komorosj@nasd.com; jlr@cpma.com; erwagner@comcast.net; jjennings@casact.org;
Donna_Fossum@rand.org; mslyman@verizon.net

Cc: Steven Edwards <stevewedwards@comcast.net>

Subject: opposition to the Smile Market's request for an off-premises alcohol license

Date: Thu, 29 Jan 2009 11:39 am

To the Planning Commission:

My family and I live in the alley adjacent to the Smile Market, and we recently became aware of the Smile Market's request to obtain an off-premises liquor license. I cannot tell you how opposed to that we-and many of our neighbors-are. We have had a rash of crime in our neighborhood recently, including the armed robbery of the Smile Market during the afternoon on New Year's Day. We have 3 children, and many of our neighbors on the block have children as well. These kids play in the alley regularly, and their safety is our primary concern. As a neighborhood, we have been working hard to reduce the amount of loitering that occurs on the corner of Queen and Fayette (steps away from the Market). We have witnessed regular alcohol consumption there, along with what we believe to be drug activity. In our opinion, providing alcohol to the Smile Market will only increase the negative behavior that already exists on this block, including the public urination, littering of empty cans, foul language, and inappropriate behavior that we already witness when these individuals are drunk and/or high. We are also concerned that the applicant would be encouraged to come back again to seek such an amendment to the SUP in the future--again, we are strongly opposed to this idea; it will only work against the positive changes we and our neighbors have worked hard to implement in our neighborhood. Thank you in advance for understanding the unique and challenging dynamics of our neighborhood, and for working with us to ensure it is a safe place for all of the families and children in the neighborhood.

Best Regards,
Rebecca

Rebecca Edwards
Executive Director
Edwards Educational Services, Inc
www.realityedservices.com

From: Rebecca Edwards <beckedwards@comcast.net>

To: hsdunn@ipbtax.com; komorosj@nasd.com; jlr@cpma.com; erwagner@comcast.net; jjennings@casact.org; Donna_Fossum@rand.org; mslyman@verizon.net

Subject: From Jay and Amina Zane re: Smile Market off premises liquor license

Date: Sat, 31 Jan 2009 1:57 pm

Good afternoon,

I am forwarding to you an email from my neighbors, Jay and Amina Zane (below). They too are strongly opposed to the Smile Market obtaining a license for alcohol to be sold off premises.

Best Regards,
Rebecca

Rebecca Edwards
Executive Director
Edwards Educational Services, Inc
www.realityedservices.com

Begin forwarded message:

From: "j.zane@netzero.net" <j.zane@netzero.net>
Date: January 31, 2009 9:32:37 AM EST
To: beckedwards@comcast.net
Subject: Fw: Re:

Hello,

I live at 314 N. Henry St. Alex. Va. 22314. I'm writing to you about the Smile Market's request for a alcohol license. I have lived here for 15yrs; there was a 7-11 on another corner in this area that was shut-down because of the sales of alcohol in this Queen St. area. Alcohol sales in this neighborhood is NOT good for the residents that have to put up with the abuse of drunks and the pan-handling the goes along with alcohol sales. On any given day you can find 3 or 4 plastic bags with empty bottles of alcohol laying around, discarded without care. We have worked hard to clean-up the drugs and drunks. Alcohol sales will only turn this neighborhood back to where it was 10 years ago.

Jay and Amina Zane

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=

From: Jim and Melissa Luby <jluby@comcast.net>
To: MissZ@aol.com; Sarah Becker <srbecker@att.net>
Subject: Fw: Input re SUP 2008-0088
Date: Mon, 2 Feb 2009 5:53 pm

----- Original Message -----

From: Claire Liston
To: jluby@comcast.net
Sent: Monday, February 02, 2009 9:15 AM
Subject: Input re SUP 2008-0088

Fyi, this is what I sent to eileen.oviaatt@alexandriava.gov, nathan.randall@alexandriava.gov, kendra.jacobs@alexandriava.gov

RE: SUP 2008-0088; 1101 Queen Street

To the Planning and Zoning Commission:

I am a neighbor at 312 N. Henry Street who has owned my home for 10+ years, and a frequent customer at the Smile Market. Although sympathetic to the proprietors' wish to turn a profit, I am 100% opposed to any alcohol sales at their location.

In my almost daily visits to the store, I have become quite friendly with the proprietors. Both wife and husband (on two separate occasions) asked me if I would support off-premise alcohol sales. I said no, and explained to them at great length how that element has affected the neighborhood in the past.

When they asked if I would support their wish to sell food in a café setting, I said yes and signed the petition. To my knowledge, that petition said nothing about serving alcohol. The mention of alcohol in the SUP, both on-premise and off-premise, is a surprise. **If serving of alcohol is part of the approval of their request, I must withdraw my support for the café.**

The history of this neighborhood teaches us that when alcohol is served, we residents are subjected to public drunkenness, urination in our alley and on our properties, littering of alcohol containers, vandalism, and threats to our pets. This neighborhood cannot be trusted with a nearby source of alcohol; life has been much better since the Sergeant's Restaurant has been closed. I wish that this reality was different, but I would be very disappointed if the city chose to return us to our past suffering.

I am glad that the police have registered their opposition to off-premise alcohol sales. Though it may be a black eye to the city, the block of Queen Street in question remains an active place for the purchase and use of illegal drugs. Introducing alcohol makes it much more difficult for citizens and police officers alike to pick out gatherings and behaviors that indicate illegal drug use.

Thank you for taking my opinion into consideration. I would sincerely hope that in a neighborhood like ours, where long-time residents have done so much to increase the safety and livability of our little slice of Alexandria, that you respect our wishes when making your decision.

Claire Liston
312 N. Henry St.
Alexandria, VA 22314
703-837-8441

02 February 2009

Honorable Planning Commissioners,

As you prepare to consider the Special Use Permit for the Smile Market at 1101 Queen Street (SUP 2008-0088) at the 03 February 2009 meeting, please allow me to express my firm opposition to any allowance for off-premises sales of alcohol at this establishment.

The Smile Market is, as presently constituted, a benefit to the neighborhood. The addition of off-premises alcohol sales would, in my opinion, lead to a significant negative impact on the neighborhood. The 1100 block of Queen Street (specifically at the intersection with Payne Street) is a popular hangout for loiterers and those who choose to drink alcohol in public, even though there is no establishment within half of a mile that sells take-out alcohol. When my wife or I take our children to Hunter-Miller Park we frequently see adult males drinking alcohol in public on that block.

Adding easily available take-out alcohol to this block will make a bad problem worse. Increased public drinking makes it more difficult for families with children to use the Hunter-Miller Park, and degrades the quality of life in the Parker-Gray neighborhood.

I respectfully request that the Planning Commission not allow for off-premises sales of alcohol at this hearing, nor allow the Smile Market to re-petition later for off-premises alcohol sales.

Sincerely

Todd R Foust

1311 Queen Street