



Special Use Permit #2022-00048
106 Hume Avenue –
Temporary Trailer and Outdoor Dining

Application	General Data	
Public Hearing and consideration of a Special Use Permit for a temporary trailer and outdoor dining with over 40 seats (amending SUP #2021-00033)	Planning Commission Hearing:	September 6, 2022
	City Council Hearing:	September 17, 2022
Address: 106 Hume Avenue	Zone:	CL/Commercial Low
Applicant: Stracci Pizza	Small Area Plan:	Potomac West

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: Patrick Silva, patrick.silva@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2022: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00048, subject to all applicable codes, ordinances, and staff recommendations with an amendments to Conditions 4 and 32. The motion carried on a vote of 7-0.

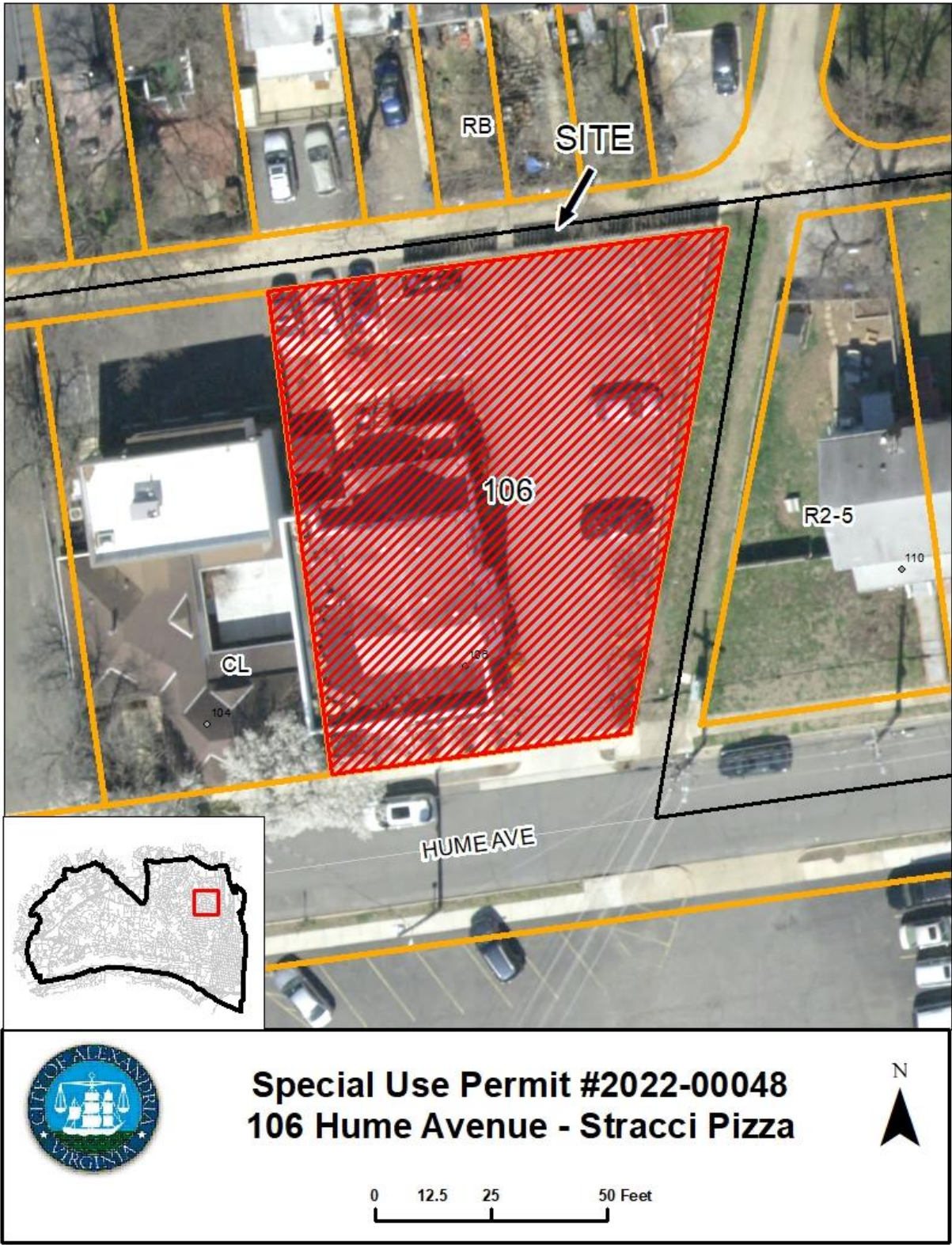
Reason: The Planning Commission agreed with the staff analysis.

Discussion:

Commissioner Brown noted that the sidewalk area between the subject site (106 Hume Avenue) and the site at which off-site parking will be provided (2903 Mt. Vernon Avenue) appeared to be in poor repair and inquired of staff who was responsible for maintaining this portion of the right-of-way. The Department of Transportation & Environmental Services staff stated the department is responsible for sidewalk maintenance, but that any poor condition stemming from overgrowth originating from private property would be the responsibility of the private property owner.

Commissioner Ramirez inquired whether the staff recommendation to revise Condition #32 was intended to provide the applicant the ability to request an additional three years for which the temporary trailer could remain on-site. Staff confirmed this was indeed the case.

Chair Macek expressed his desire to see a future policy and regulation change to evaluate parking requirements stemming from outdoor dining based on the square footage of the given outdoor dining area and to defer to state building code to set a maximum number of seats for a given outdoor dining area.



PROJECT LOCATION MAP

I. DISCUSSION

Applicant, Annalisa Cardarelli, is requesting Special Use Permit approval for a temporary trailer to be used as a kitchen for a restaurant and for 46 outdoor dining seats at 106 Hume Avenue.

SITE DESCRIPTION

The subject site is located on a 8,006 square foot lot located on Hume Avenue with approximately 65 feet of frontage on Hume Avenue and a lot depth of 105 feet. The site is developed with a 3,677 square foot building, 1,866 square feet of which are occupied by the restaurant use in this request. It was originally developed with 10 parking spaces. The site is accessed off Hume Avenue (Figure 1).



Figure 1: Restaurant site with temporary trailer viewed from entrance to property.

To the east of the subject property, are located semi-detached residences as well as a City-owned right-of-way reserved for existing and underground storm sewer pipes. The adjacent lots to the north are developed as residential properties with a grouping of six townhomes. The adjacent property to the west is developed with a single-story commercial building which contains a law office. The adjacent property to the south is a commercial site developed with a single story Truist Securities bank building and surface parking lot.

BACKGROUND

The subject site at 106 Hume Avenue was originally developed with single-family detached dwelling in 1925. In 2011, the dwelling was converted into a two-family dwelling and, in 2013, a basement apartment was added. A commercial use was first located at the site when, on January 12, 2013, City Council approved Special Use Permit #2012-00077 as requested by Connie Desrosiers for a restaurant, called Emma's, with 18 seats of outdoor dining immediately front of the restaurant and a five-space parking reduction. The scope of work under this approval also included a 954 square-foot, one-story addition on the front and west sides of the subject property. Subsequently, on June 14, 2014, City Council approved Special Use Permit #2014-00029 for an extension to previously approved Special Use Permit #2012-00077 due to the fact that operation of the use had not commenced within 18 months of the date of granting of the Special Use Permit by City Council. Next, on April 7, 2017, staff administratively approved Special Use Permit #2017-00024 for a Change of Ownership from Connie Desrosiers to Susan Baharmast, who began to operate the business under the name Nectar. No other changes were made to the business as a result of this request. Most recently, on May 26, 2021, staff administratively approved Special Use Permit #2021-00033 for both a Change of Ownership from Susan Baharmast to Stracci Pizza as well as a Minor Amendment to add off-premises alcohol sales and to allow third-party delivery services.

During the COVID-19 emergency, the applicant received temporary approval for 28 additional outdoor dining seats placed in the surface parking lot. City Council waived parking requirements for businesses to allow for more business activity to take place outdoors during this time. With the expiration of the temporary outdoor business program on September 30, the applicant decided to continue offering the 28 added seats on a permanent basis, requiring an amendment to its SUP. Additionally, in May 2022, a standard one-year Special Use Permit inspection revealed that a trailer was being used at the subject site as a kitchen in relation to the existing restaurant use. As a result, the applicant was informed of the need to bring the trailer into compliance through Special Use Permit approval. Thus, the applicant has submitted the current application.

PROPOSAL

The applicants are proposing to use the trailer as a temporary kitchen to serve guests inside the restaurant building, in their outdoor dining area, and for takeout meals. The kitchen would be used daily from 7 a.m. until 10 p.m. The 170 square foot trailer is located on the east side of the building and is 20 feet in length and 8.5 feet in width. The temporary trailer reduces parking availability at the subject site by two standard spaces (Figures 2 and 3). The applicants are requesting to use of the temporary trailer for up to two years to ensure they can keep their business



Figure 2: Temporary trailer viewed from Eastern side of property.

operating while pursuing the means for a permanent kitchen.

In addition to the request for approval of a temporary trailer, the applicant also requests approval of 46 outdoor dining seats. The outdoor dining will be located on the eastern portion of the subject site within five spaces in the surface parking lot located on-site (Figure 4).

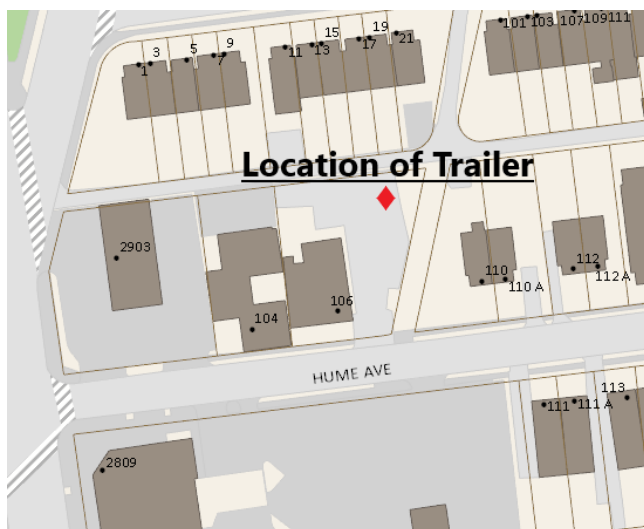


Figure 3: Location of temporary trailer on property

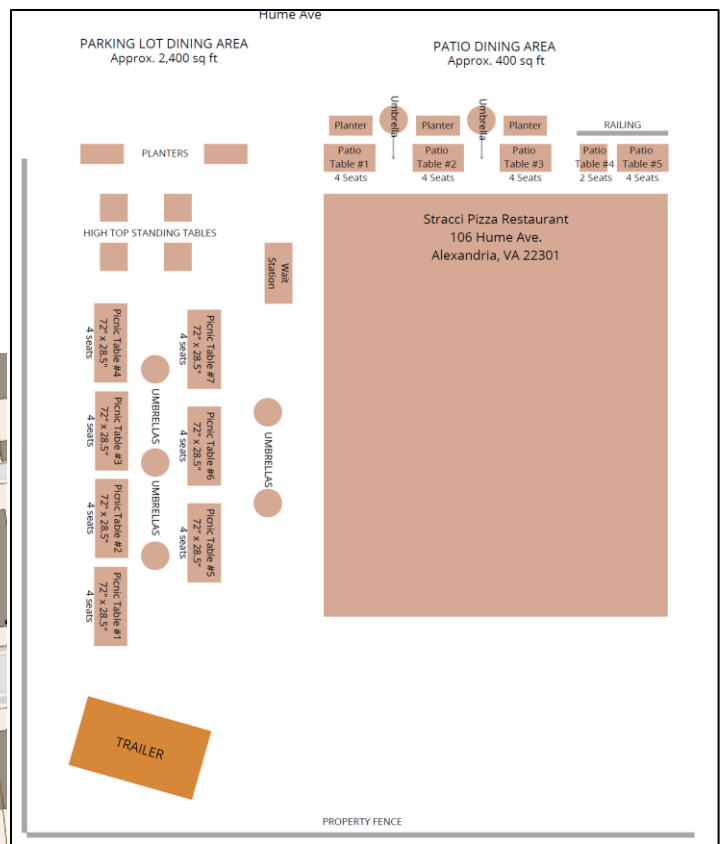


Figure 4: Outdoor dining layout

PARKING

Section 8-200(A)(17)(a) of the Zoning Ordinance requires restaurants in the enhanced transit area to provide a minimum of one parking space and a maximum of three spaces for every 1,000 square feet of floor area. There is also an outdoor seating area with 46 seats, 20 of which are exempt from additional parking requirements per Section 8-200(A)(17)(c) of the Zoning Ordinance. However, per Section 8-200(A)(17)(c) of the Zoning Ordinance, “*The area occupied by each seat over 20 shall be calculated as 15 square feet per seat.*” Thus, for parking calculation purposes, the remaining 26 seats would count as 390 square feet. Finally, the 170 square foot trailer would add to the approximately 1,866 square foot restaurant and the 390 square feet added by outdoor dining for a total of 2,426 square feet for purposes of calculating required parking. The minimum parking required for the site is three parking spaces. As seven parking spaces in the on-site lot would be occupied by the temporary trailer and the outdoor dining seats and the remaining three would be rendered inaccessible while the outdoor dining area is in operation, the applicant has arranged a formal parking agreement with the property owner of 2903 Mount Vernon Avenue, which is located approximately 50 feet away from the subject site, at which the three-space parking requirement is satisfied at this 12-space surface lot (Figure 5).



Figure 5: Surface lot at 2903 Mount Vernon Avenue.

ZONING/MASTER PLAN DESIGNATION

Section 7-1101(C) of the Zoning Ordinance allows temporary trailers for non-residential purposes with City Council approval of a Special Use Permit. A restaurant use is permitted in the CL zone with an approved Administrative Special Use Permit, pursuant to Section 4-102.1(B). An outdoor dining use with over 40 seats is permitted in the CL zone with an approved Special Use Permit, pursuant to Section 4-103(J.1). Per Section 11-513(M)(3) of the Zoning Ordinance “A *maximum of 40 seats may be located at outdoor tables*” with approval of an Administrative Special Use Permit. Any outdoor seating beyond a total of 40 seats requires public hearing approval of the Planning Commission and City Council and City Council.

The subject site is located within the boundaries of the Potomac West Small Area Plan (SAP) as well as the Mount Vernon Avenue Urban Overlay Zone. The Mount Vernon Avenue Urban Overlay zone, is the primary mechanism to implement the Plan's land use and parking and urban design recommendations in the overlay area. It is intended to provide zoning and parking flexibility to encourage low impact commercial uses, including restaurants and outdoor dining.

II. STAFF ANALYSIS

Staff recommends approval of Stracci Pizza’s request for a temporary trailer and 46 outdoor seats to be used for outdoor dining at 106 Hume Avenue. The temporary trailer provides an opportunity for the business to continue operations while it pursues the means to implement a permanent kitchen configuration in the building. Staff believes the use of the temporary trailer at this location will not impact parking or traffic flow at the site. In addition, the location of the trailer is on the east side of building, and the property is bordered with a fence and vegetation, shielding the

adjacent residential properties from the commercial use. The permanent addition of outdoor dining seats will allow the business to formalize a business feature that proved successful during the two-year pandemic emergency with no negative impacts on the surrounding residential area.

Conditions from Special Use Permit #2021-00033 have been carried forward and amended to reflect present-day condition language. Staff has added two conditions to limit the time the trailer can be parked on the site in Condition #32 and to require a parking agreement for the use of three parking spaces at 2903 Mount Vernon Avenue in Condition #33. The applicant agrees that two years provides it with ample time to construct a permanent kitchen at the site. If additional time is needed, a one-year extension can be granted through Administrative Special Use Permit.

Subject to the conditions contained in Section III of this report, staff recommends approval of the 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2012-00077)
2. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats at the restaurant shall ~~be 40~~ comply with the state building code. The maximum number of outdoor seats at the restaurant shall be ~~46~~ 48 and ~~may only be located in front of the restaurant~~ shall not encroach into the public right-of-way. (P&Z) (SUP#2012-00077)
3. **CONDITION AMENDED BY STAFF:** The hours of operation for the restaurant shall ~~be limited to between 6 a.m. to 10 p.m. Sunday Thursday and 6 a.m. to 11 p.m. Friday and Saturday. For indoor patrons, meals ordered before 10 p.m. Sunday Thursday or before 11 p.m. Friday or Saturday may be sold, but no new patrons may be admitted after 10 p.m. Sunday Thursday or before 11 p.m. Friday or Saturday and no new alcohol may be served and a~~ All patrons must leave the premises one hour after the closing hour by 11 p.m. Sunday Thursday or 12 midnight Friday and Saturday. (P&Z) (SUP#2012-00077)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for outdoor seats shall be limited to between 7 a.m. and 10 p.m. daily. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. daily. The outdoor seating area shall not include ~~advertising signage, including~~ on umbrellas. ~~(P&Z) (SUP#2012-00077) (PC)~~
5. On and off premises alcohol service may be offered with a valid Virginia ABC license. (P&Z) (SUP2021-00033)
6. All facade improvements to the building, including any awnings or signage, shall be consistent with the Design Guidelines of the Mount Vernon Avenue Business Area Plan to the satisfaction of the Director of Planning & Zoning. (P&Z) (SUP#2012-00077)
7. **CONDITION AMENDED BY STAFF:** Indoor ~~L~~ limited live entertainment may be offered ~~and must comply with the City's noise ordinance at the restaurant, typically in the form of only a few musicians playing background music for restaurant customers. No live entertainment shall be permitted outside. Live entertainment shall cease no later than 9:30 p.m. Sunday Thursday nights and no later than 10 p.m. on Friday and Saturday nights. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment.~~ (P&Z) (SUP#2012-00077)

8. **CONDITION AMENDED BY STAFF:** Third-party delivery service is permitted. Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z) (SUP2021-00033)
9. 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) (SUP#2012-00077)
10. **CONDTIOND AMENDED BY STAFF:** No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z) (SUP#2012-00077)
11. **CONDTIOND AMENDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape, ~~and shall be stored inside or in closed containers which do not allow~~ invasion by animals, ~~or leaking~~. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2012-00077)
12. Landscaping may be installed on City-owned property adjacent to the existing fence to the satisfaction of the Director of Planning & Zoning but shall not include the planting of trees and shall be subject to a separate agreement with the City to cover the installation and future maintenance. (P&Z) (SUP#2012-00077)
13. Access to the commercial parking lot shall be directly from Hume Avenue only. (P&Z) (SUP#2012-00077)
14. Supply deliveries, loading, and unloading activities shall occur only in the parking lot. No delivery trucks shall be parked on Hume Avenue or in the public alley to the north of the property, and all loading and unloading activities shall be prohibited from the public right-of- way. (P&Z) (SUP#2012-00077)
15. The applicant shall prohibit all vendors, including supply delivery trucks and maintenance vehicles, from using residential side streets when traveling to the restaurant. Vendors shall access Hume Avenue directly from Mount Vernon Avenue only. (P&Z) (SUP#2012-00077)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 9 p.m. and 7 a.m. (P&Z) (T&ES) (SUP#2012-00077)
17. Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (T&ES) (SUP#2012-00077)
18. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2012-00077)

19. **CONDITION AMENDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES) (~~SUP#2012-00077~~)
20. 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) (SUP#2012-00077)
21. **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 after 10:00 p.m. (T&ES) (~~SUP#2012-00077~~)
22. CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #25 (SUP#2017-00024)
23. CONDITION DELETED BY STAFF (SUP#2017-00024)
24. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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. (P&Z) (~~SUP2021-00033~~)
25. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z) (SUP#2017-00024)
26. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information on establishing an employee transportation benefits program. (P&Z) (SUP#2017-00024)
27. The applicant shall require its employees who drive to use off-street parking. (P&Z) (SUP#2017-00024)
28. Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z) (SUP#2017-00024)

29. Chemicals, detergents or cleaners. stored outside the building shall be kept in an enclosure with a roof. (P&Z) (SUP#2017-00024)
30. **CONDITION AMENDED BY STAFF:** If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed with a ~~(using a bung—~~(a secure stopper that seals the drum) when not receiving used oil. The drum shall be placed on secondary containment, and situated under cover to prevent rainwater from falling on it. (P&Z) (SUP#2017-00024)
31. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES) (SUP2021-00033)
32. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be permitted at the site for two years after Special Use Permit approval and until September 16, 2024. The applicant may extend the installation of the temporary trailer for once year and expiring on September 16, 2025 with an opportunity to increase the term for an additional three years through an Administrative Special Use Permit. ~~(P&Z)(PC)~~
33. **CONDITION ADDED BY STAFF:** The applicant shall maintain a parking agreement for three spaces to be provided at 2903 Mt. Vernon Avenue. (P&Z)
34. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Patrick Silva, 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:

Findings:

F-1 The existing conditions shall remain in effect for this project. (T&ES)

Conditions:

- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Chemicals, detergents, cleaners and used oil shall be stored securely inside the building. (T&ES)
- R-3 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-4 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-5 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)
- R-6 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 On-site parking should be safely accessible by patrons during business hours. (T&ES)

Code Enforcement:

F-1 Building permit is required.

Fire:

F-1 This additional use of outdoor dining and a trailer using propane will require a fire prevention permit.

Health:

F-1 Any changes to submitted units may require additional permitting or inspections.

F-2 Contact the Alexandria Health Department for rules and requirements for dog friendly outdoor seating/dining

Parks and Recreation:

No comments.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2021-00033

PROPERTY LOCATION: 106 Hume Ave, Alexandria, VA 22301

TAX MAP REFERENCE: _____ **ZONE:** CL/Commercial Low

APPLICANT:

Name: Annalisa Cardarelli

Address: 106 Hume Ave, Alexandria, VA 22301

PROPOSED USE: Restaurant

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Annalisa Cardarelli

Print Name of Applicant or Agent

110 Mount Vernon Ave

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code

Annalisa
Cardarelli

Signature

2017362809

Telephone #

annalisa@straccipizza.com

Email address

Digitally signed by Annalisa Cardarelli
DN: cn=Annalisa Cardarelli, o=Stracci Pizza,
ou=Stracci Pizza,
email=annalisa@straccipizza.com, c=US
Date: 2022.06.26 22:00:01 -0400

6.26.22

Date

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 106 Hume Ave, Alexandria VA 22301, I hereby
(Property Address)
grant the applicant authorization to apply for the Trailer parking and outdoor seating use as
(use)
described in this application.

Name: PI Investments LLC (AI Baharmast, Sole Member)

Phone: (703) 655-3263

Please Print

Address: 210 Thompsons Alley, Alexandria, VA 22314

Email: abaharmast@processinformatics.com

Signature: AI Baharmast Digitally signed by AI Baharmast
Date: 2022.06.24 16:26:06 -04'00'

Date: June 24, 2022

- 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 three percent.

Stracci Pizza LLC: Anna Lisa Cardarelli, 110 Mount Vernon Ave, Alexandria, VA
22301, 50%; Thomas Cardarelli, 110 Mount Vernon Ave, Alexandria, VA, 50%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
^{1.} Anna Lisa Cardarelli	110 Mount Vernon Ave, Alexandria, VA 22301	50%
^{2.} Thomas Cardarelli	110 Mount Vernon Ave, Alexandria, VA 22301	50%
^{3.}		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 Hume Ave, Alexandria, VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
^{1.} PI Investments LLC	210 Thompsons Alley, Alexandria, VA 22314	100%
^{2.} Al Baharmast, Sole Member		
^{3.}	210 Thompsons Alley, Alexandria, VA 22314	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
^{1.} Annalisa Cardarelli	None	None
^{2.} Thomas Cardarelli	None	None
^{3.} PI Investments (Al Baharmast)	None	None

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

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

6.26.22

Date

Annalisa Cardarelli

Printed Name

Annalisa Cardarelli

Signature

Copyright 2012 by Alexandria City Council
City of Alexandria, Virginia
Date: 06/26/22 10:22:02 AM

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.)

We are requesting approval of the following:

Approval of parking our trailer in the lot at 106 Hume Ave as per Section 7-1101(C) of the Zoning Ordinance.

Approval of outdoor dining for 46 seats.

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).

On average, 72 customers for outside seating between the hours of 5:00 and 8:30-9:00 PM, weather permitting.
It is not common to have customers outside after 9:30 PM.

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

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

11 staff members total. All currently work the dinner shift Tuesday - Saturday.
We are currently closed on Sundays and Mondays.

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

Day:

Daily

Hours:

7 AM - 10 PM

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

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

Light music played via small speakers, light conversational noise from patrons, light hum from oven hood fan. (No generator)

B. How will the noise be controlled?

Music can be turned down or off. Oven hood is barely audible 5 ft away but can be turned off, if necessary. Guests can be asked to keep the noise level down or leave, if necessary.

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

The smell of delicious pizza will sometimes emanate from the trailer. We do not use any deep friers, so the smell of grease is not an issue.

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) Napkins, food waste and other typical dining refuse.
Food and drinks are served on plates and in glasses (not in disposable to go containers.)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week) 5x 33-gallon bags of garbage per day, 5x per week. 75 gallons of cans, bottles and recyclables per week.

C. How often will trash be collected?

2x per week

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

We clean up litter around the property daily or more often as needed and can put up signs if necessary.

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:

Propane. We hire Potomac Propane LLC to handle delivery and disposal, if needed. Approx. 750 lbs a month (35 lbs per day, 5 days a week)

- 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?

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.

No changes requested.

VABC License No. 755249

BEER/WINE/MIXED

On and Off Premises

Alcohol sales comprise about 25% of our sales.

PARKING AND ACCESS REQUIREMENTS

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

3 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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

☒ on-site

☐ off-site

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

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

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

☐ **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where are off-street loading facilities located? In our parking lot
- C. During what hours of the day do you expect loading/unloading operations to occur?
10 AM - 3 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
10-15 deliveries per week from various food and beverage vendors

- 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?

Adequate

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?

1,866 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,866 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: _____

End of Application



Department of Planning & Zoning

Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☒ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☒ Plan for outdoor uses

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



Department of Planning & Zoning

Administrative Special Use Permit New Use

Outdoor Dining Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

Describe the outdoor dining arrangement. What type of food service establishment is this associated with?

Stracci Pizza is a restaurant. We have a front patio with 5 tables that seat 18 people and 7 picnic tables in the parking lot that seat 28 people for a total of 46 outdoors seats.

HOURS

What are the proposed hours for the outdoor dining?

Daily, 7 AM - 10 PM

LOCATION ON PRIVATE PROPERTY



Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property? What is the square footage of the outdoor dining area?

Submit a drawing indicating the layout for tables, seats, planters, wait stations and barriers.

The outdoor dining areas are located on private property in the parking lot and on the front patio of 106 Hume Ave. The parking lot dining area is approximately 2,400 sq ft and the patio is approximately 400 sq ft.

NUMBER OF SEATS

How many seats will be included in the outdoor seating?

46 outdoors seats

ALCOHOL SERVICE

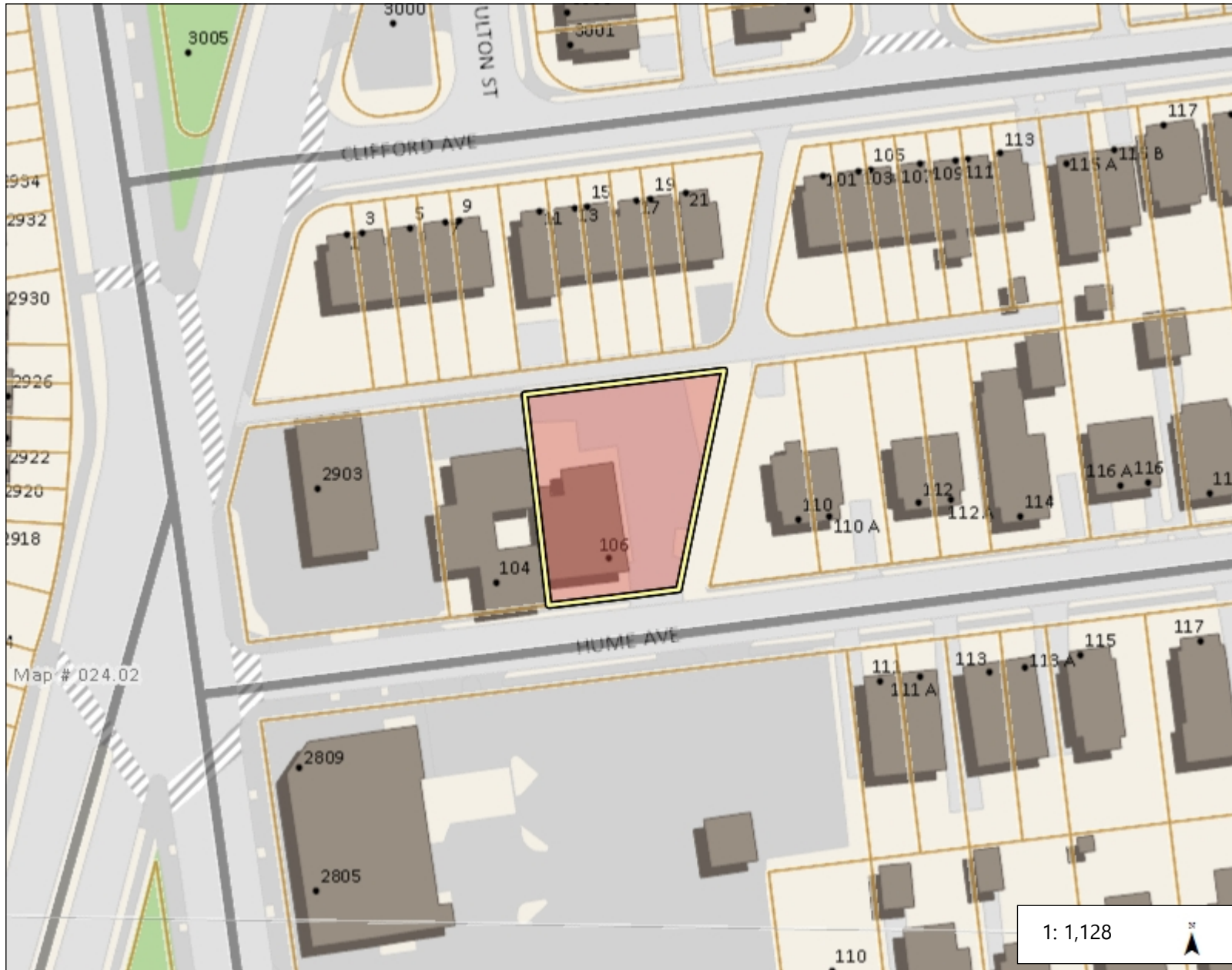
Is alcohol service proposed?

Yes

OUTDOOR DINING PLAN

Please submit a detailed plan with your application

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.



Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Image capture: Jul 2019 © 2022 Google

106 Hume Ave

All

Street View & 360°

Alexandria, Virginia

Google

Street View - Jul 2019



Currently shown: Jul 2019

Stracci Pizza

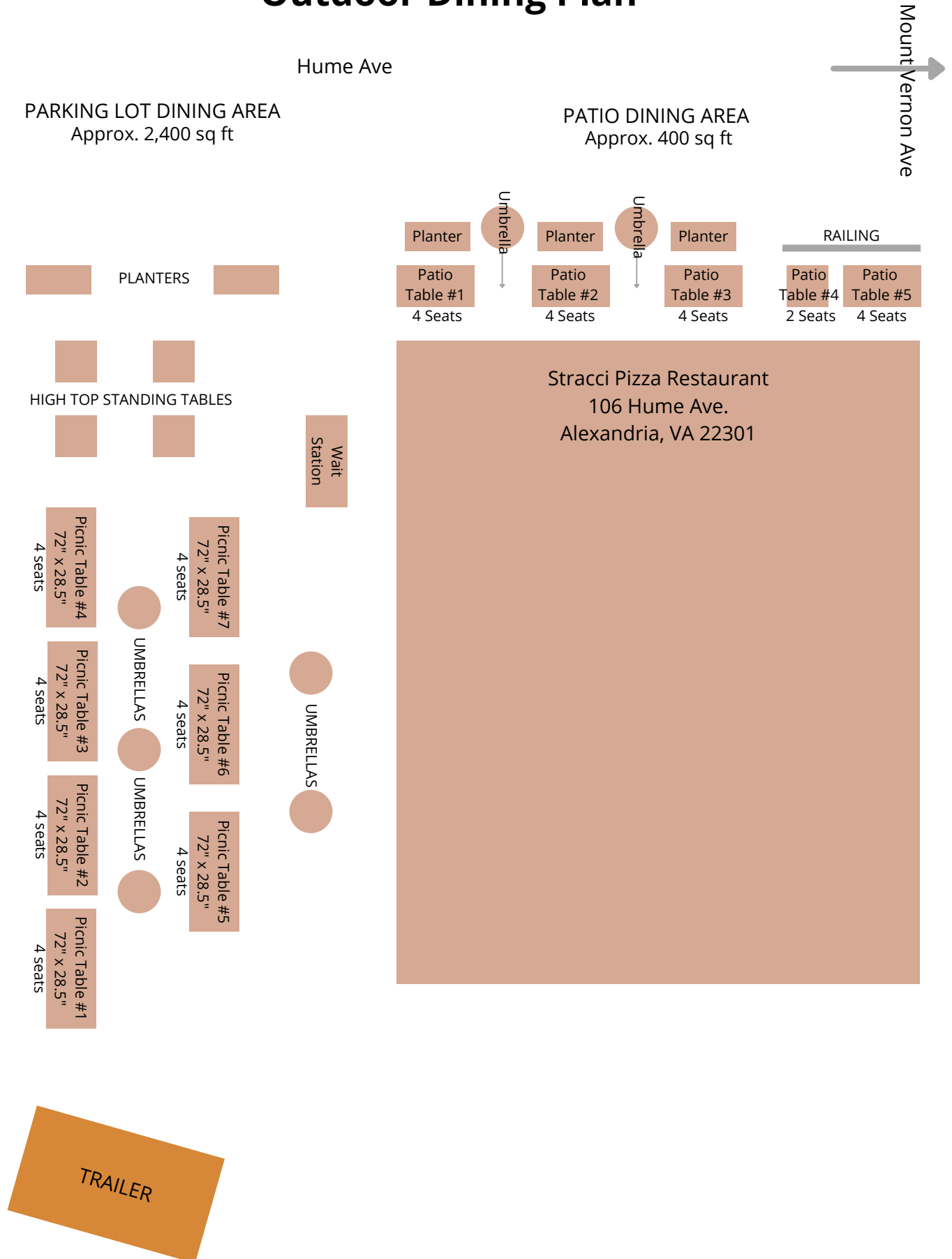
Outdoor Dining Parking Lot Area



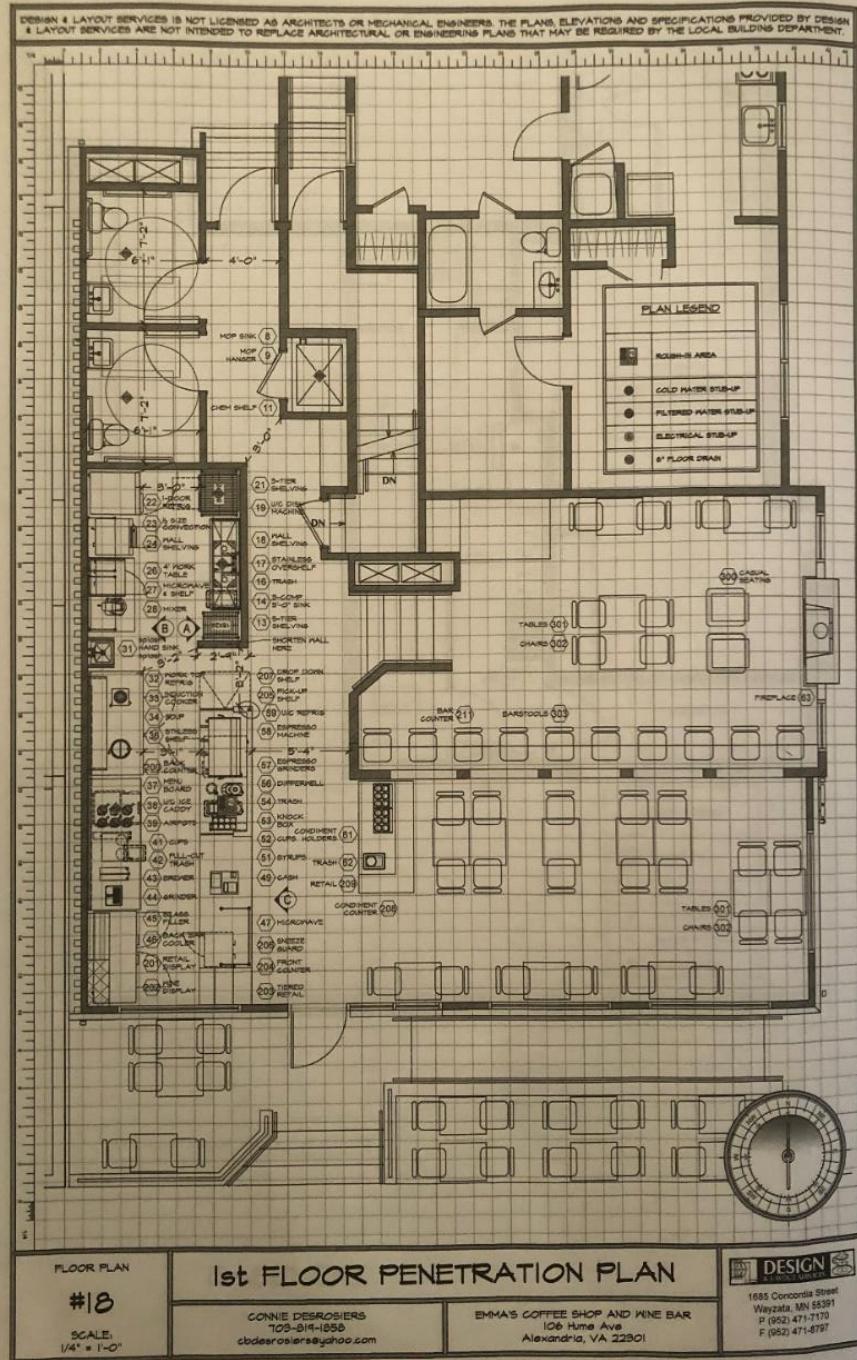
NOT TO SCALE

Stracci Pizza Outdoor Dining Plan

NOT TO SCALE



106 Hume Ave. Interior Floor Plan



City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 2, 2022

TO: CHAIRMAN NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – SUP #2022-00048 –
106 HUME AVENUE, STRACCI PIZZA

The purpose of this memo is to (A) recommend amendments to two SUP conditions for Stracci Pizza and (B) to elaborate on a briefing discussion that took place with Chair Macek and Commissioner Lyle regarding the need for a condition limiting the number of outdoor seats.

(A) The SUP application for Stracci Pizza includes a request for the use of a temporary trailer for food preparation and distribution. As Section 7-1101 of the Zoning Ordinance only allows for trailers on a temporary basis, term limits must be applied in conditions. Originally, staff recommended condition approval for a two-year term with the option for an additional year through an administrative SUP approval. After further consideration, with staff noting that the existing trailer posed no negative impacts or elicited resident complaints, staff recommends extending the additional administratively approval to three years as noted:

32. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be permitted at the site for two years after Special Use Permit approval and until September 16, 2024. ~~The applicant may extend the installation of the temporary trailer for once year and expiring on September 16, 2025 with an opportunity to increase the term for an additional three years through an Administrative Special Use Permit. (P&Z)~~ (PC)

Secondly, staff recognized that a condition had been inadvertently carried over from a previous SUP which restricted advertising signage on umbrellas. As all signage regulations must be content neutral due to a recent Supreme Court ruling, staff recommends the amendment of Condition #4:

4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for outdoor seats shall be limited to between 7 a.m. and 10 p.m. daily. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. daily. The outdoor seating area shall not include advertising signage, including on umbrellas. ~~(P&Z) (SUP#2012-00077) (PC)~~

Staff continues to recommend approval of SUP #2022-00048 with the amendments to Conditions #32 and #4.

(B) At his September 1 briefing, Chair Macek suggested removing the outdoor dining seat numerical requirements in SUP conditions. His recommendation focused on deferring to the state building code to determine the maximum number of permitted outdoor seats and calculating the parking requirement solely on square footage. Staff currently evaluates outdoor dining seats and includes conditions with a seat limitation based on Sections 11-513(M)(3) and 8-200(17) of the Zoning Ordinance.

A September 2020 text amendment allowed for a change in conditions for indoor dining seats from a set numerical value to that permitted in the statewide building. However, due to potential noise impacts often associated with outdoor seating, regulating the number of seats provides a means to mitigate these potential impacts. Zoning Ordinance Section 11-513(M)(3) reflects this goal as it states, “A maximum of 40 seats may be located at outdoor tables” with approval of an Administrative Special Use Permit. Any outdoor seating beyond 40 seats may only be approved via City Council’s approval of a full-hearing Special Use Permit.

Section 8-200(17)(c) also references a set number of outdoor dining seats, requiring “*For portions of a restaurant devoted to outdoor dining, the area occupied by the first 20 outdoor seats shall be exempt from the parking requirement. The area occupied by each seat over 20 shall be calculated as 15 square feet per seat.*” As the number of seats is tied to the parking requirement, SUP conditions contain number of seats to ensure the parking requirement is met.

Should the Planning Commission identify the potential for a policy change related to evaluating outdoor dining seats and parking requirements, staff is willing to consider text amendment and revised policy approaches on this subject.