



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1 Cameron Street, Alexandria, VA 22314

TAX MAP REFERENCE: 075.01-04-10 **ZONE:** CD

APPLICANT:

Name: Alexandria Waterfront Associates Limited Partnership

Address: 201 W. WILSON ST ALEXANDRIA, VA 22314

PROPOSED USE: Full service restaurant with amplified outdoor music

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.

CAROL S. PETER
Print Name of Applicant or Agent

[Signature] 6-27-18
Signature Date

201 W. WILSON ST Alex, Va 22314
Mailing/Street Address

703 684 0222 703 684 1295
Telephone # Fax #

Alex, Va 22314
City and State Zip Code

sarah.peters@ldry.com
Email address

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1 Cameron Street, Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the outdoor amplified music use as
(use)
described in this application.

Name: The City of Alexandria Phone: _____
Please Print
Address: 310 King Street, Alexandria, VA 22314 Email: _____
Signature: _____ Date: _____

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.

Alexandria Waterfront Associates LP is a limited partnership, majority owned by by

Alexandria Waterfront Restoration Group.

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. Alexandria Waterfront Restoration Group | 201 N. Union Street, Alexandria, VA 22314 | 97% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1 Cameron Street, Alexandria, VA 22314 (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. City of Alexandria | 310 King Street, Alexandria, VA 22314 | |
| 2. | | |
| 3. | | |

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. Alexandria Waterfront Restoration Group | None | None |
| 2. | | |
| 3. | | |

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.

June 27, 2019
Coaly Baker
[Signature]

Date
Printed Name
Signature

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).
Approximately 400 patrons per day

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Approximately 60 employees per day

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

| | |
|-------------------|-------------------------------|
| Day: Sunday | Hours: 11:00 am - 10:00 pm |
| Monday - Thursday | 11:30 am - 10:00 pm |
| Friday & Saturday | 11:30 am - 11:00 pm |

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels of mechanical equipment and patrons is anticipated to be
approximately 50 db.

B. How will the noise be controlled?
Noise abatement will continue to be handled in the same manner, consisting of insulated walls and
double glazed windows,

SUP # _____

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

New use (outdoor music) will have no effect on potential odors of

Applicant. However, exhaust systems will continue to be filtered and trash and garbage will be placed in appropriate containers.

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)

New use will have no effect on trash generation of Applicant. Applicant will continue to generate typical restaurant trash - office paper, food wrappers, and food waste.

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

Approximately 20 bags a day.

C. How often will trash be collected?

Trash will continue to be collected 6 days per week.

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

Trash will be continue to be collected in appropriate receptacles preventing the littering of nearby properties. Additionally, receptacles will not be kept out during the day and will only be put out at night for pick up and promptly returned in the morning.

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:

Not applicable. New use will have no effect on hazardous materials.

SUP # _____

- 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:

New use will not effect the generation of organic compounds at the Applicant restaurant. The Applicant will continue using standard cleaning agents.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? The use of said organic compounds does not pose a risk to the safety of nearby residents, employees or 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.

The proposed use, outdoor music, will not include the sale of alcoholic

beverages. However, the Applicant is a full service restaurant offering for

sale alcoholic beverages for on-premises consumption in accordance

with a valid ABC license.

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 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. 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?

No parking offered by Applicant.

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 Dock

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

SUP # _____

- B. Where are off-street loading facilities located? 1 loading dock located in back of restaurant.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Deliveries will be made between 8:00 am - 5:00 pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Approximately 4 deliveries per day, 6 days per week.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is 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?

10,000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 10,000 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: Restaurant - Chart House

End of Application

SUP # _____

Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

- How many seats are proposed?
Indoors: 340 Outdoors: 64 Total number proposed: 404
- 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
- Please describe the type of food that will be served:
Upscale seafood restaurant.

- The restaurant will offer the following service (check items that apply):
 table service bar carry-out delivery
- If delivery service is proposed, how many vehicles do you anticipate? _____
Will delivery drivers use their own vehicles? Yes No
Where will delivery vehicles be parked when not in use?

- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
 Yes No
If yes, please describe:

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - 100%
 - 75-99% **3 nearby parking garages.**
 - 50-74%
 - 1-49%
 - No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - All
 - 75-99%
 - 50-74%
 - 1-49%
 - None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - No parking impact predicted
 - Less than 20 additional cars in neighborhood
 - 20-40 additional cars
 - More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

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

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

| | | | |
|-------|-------|---------------------------------------|------------------------------------|
| _____ | 300 | Maximum number of patron dining seats | |
| + | _____ | 40 | Maximum number of patron bar seats |
| + | _____ | 10 | Maximum number of standing patrons |
| = | _____ | 360 | Maximum number of patrons |

2. 55 Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - Closing by 8:00 PM
 - Closing after 8:00 PM but by 10:00 PM
 - Closing after 10:00 PM but by Midnight
 - Closing after Midnight

4. Alcohol Consumption (check one)
 - High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food



Special Notations

The notes provided herewith are provided for use of the City's respective divisions of Landmarks, UCC and other agencies in making, including, verification as to accuracy of the map and responsibility and release for a particular recording and before recording. The user is responsible for all historical, communications or spatial damage arising out of or in connection with the user's interpretation of the map.

Legend

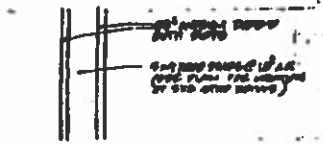
| | | | | | | | |
|---------------|-------|---------------|-------|-------------|-----|---------------|------|
| Police Area | ----- | State Line | ----- | Address | 000 | Parcel No. | 7 |
| City Boundary | ----- | County Line | ----- | Parcel Area | 11+ | Block No. | 4 |
| Utility Line | ----- | Property Line | ----- | | | Legal Lot No. | 1000 |

| | | |
|----|-------|-------|
| 75 | 84 84 | 85 03 |
| 71 | 74 02 | 75 01 |
| 73 | 74 84 | 75 03 |

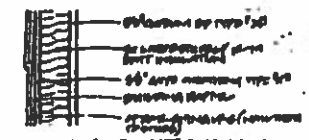


**ALEXANDRIA, VIRGINIA
ASSESSMENT MAP**

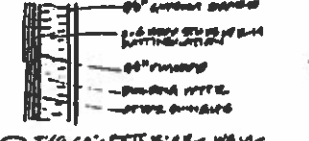
SHEET NUMBER
75.01
Generated on 1/23/2015



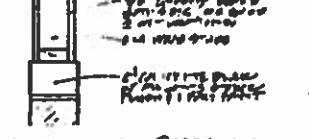
A TYPICAL INTERIOR WALL
FOR WALLS ABOUT 10 FEET HIGH



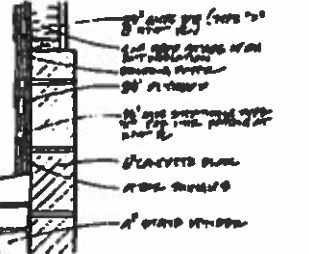
B 1-INCH SPLIT OF EXTERIOR MASONRY
FOR WALLS 10 FEET TO 12 FEET HIGH



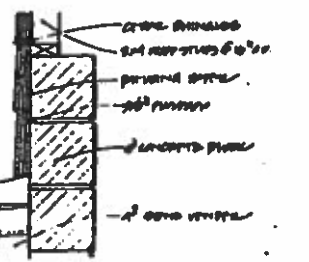
C TOP COAT OF EXTERIOR MASONRY
FOR WALLS 10 FEET TO 12 FEET HIGH



D INTERIOR WALL @ FLOOR
FOR WALLS ABOUT 10 FEET HIGH

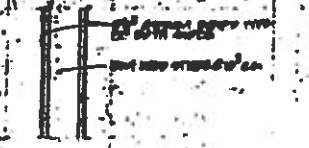


E EXTERIOR WALL @ FLOOR
FOR WALLS ABOUT 10 FEET HIGH

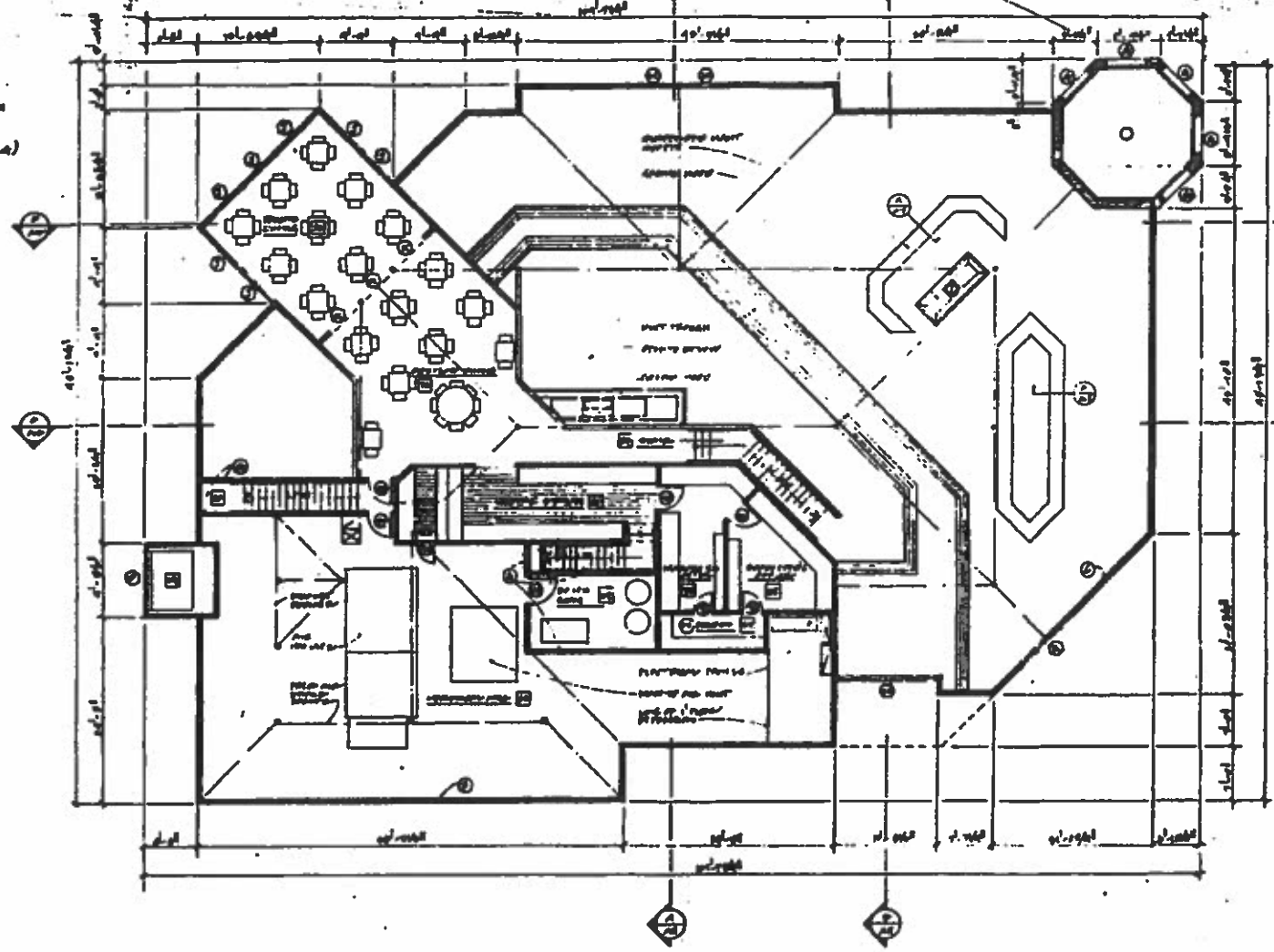


F INTERIOR WALL @ FLOOR
FOR WALLS ABOUT 10 FEET HIGH

WALL TYPES



G 1-INCH SPLIT OF EXTERIOR MASONRY
FOR WALLS 10 FEET TO 12 FEET HIGH

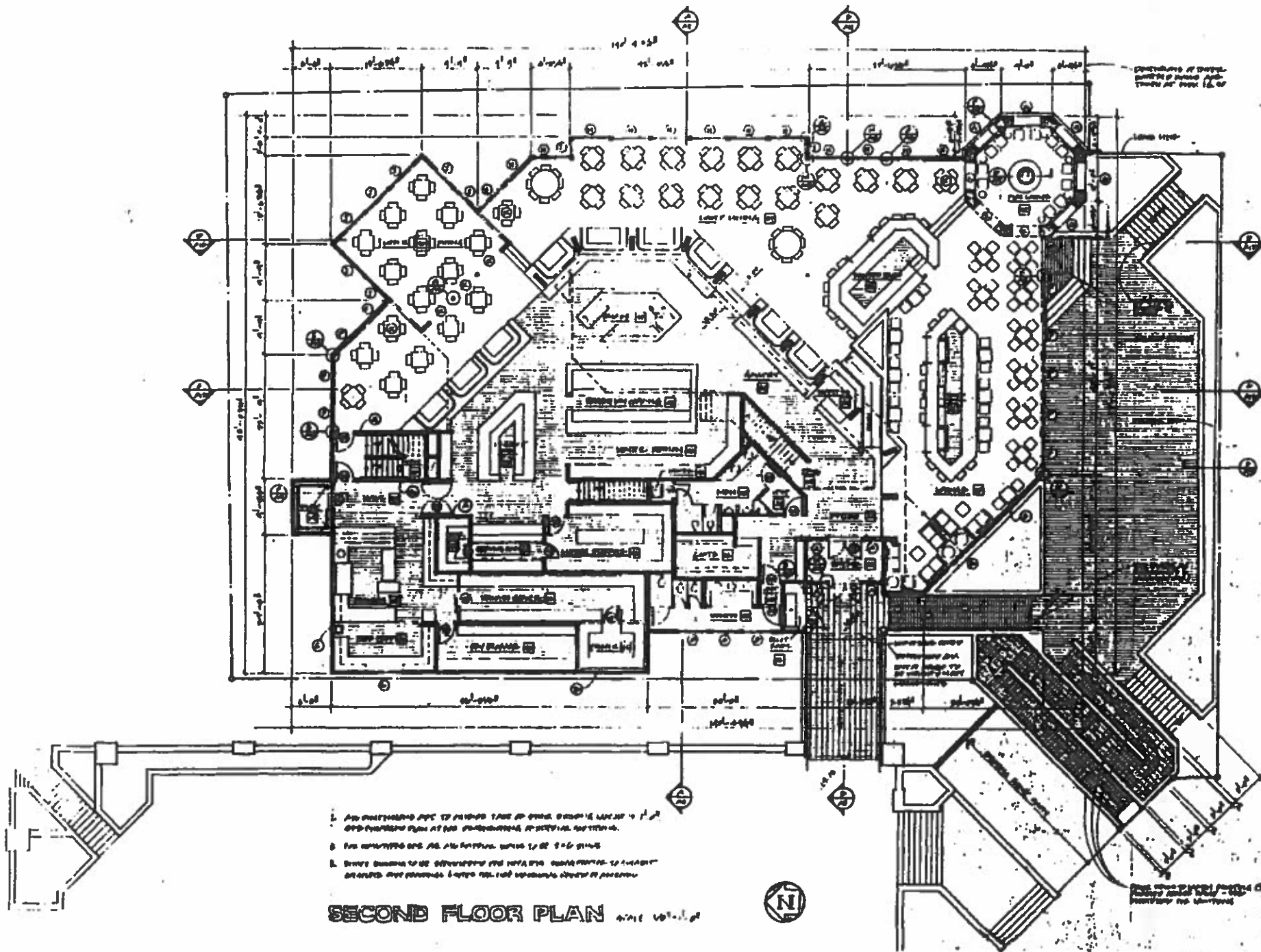


MEZZANINE PLAN



BID ALTERNATES

- 1. PROVIDE ALL FINISHES AT COST
- 2. PROVIDE ALL FINISHES AT COST
- 3. PROVIDE ALL FINISHES AT COST
- 4. PROVIDE ALL FINISHES AT COST
- 5. PROVIDE ALL FINISHES AT COST
- 6. PROVIDE ALL FINISHES AT COST
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- 14. PROVIDE ALL FINISHES AT COST
- 15. PROVIDE ALL FINISHES AT COST
- 16. PROVIDE ALL FINISHES AT COST
- 17. PROVIDE ALL FINISHES AT COST
- 18. PROVIDE ALL FINISHES AT COST
- 19. PROVIDE ALL FINISHES AT COST
- 20. PROVIDE ALL FINISHES AT COST



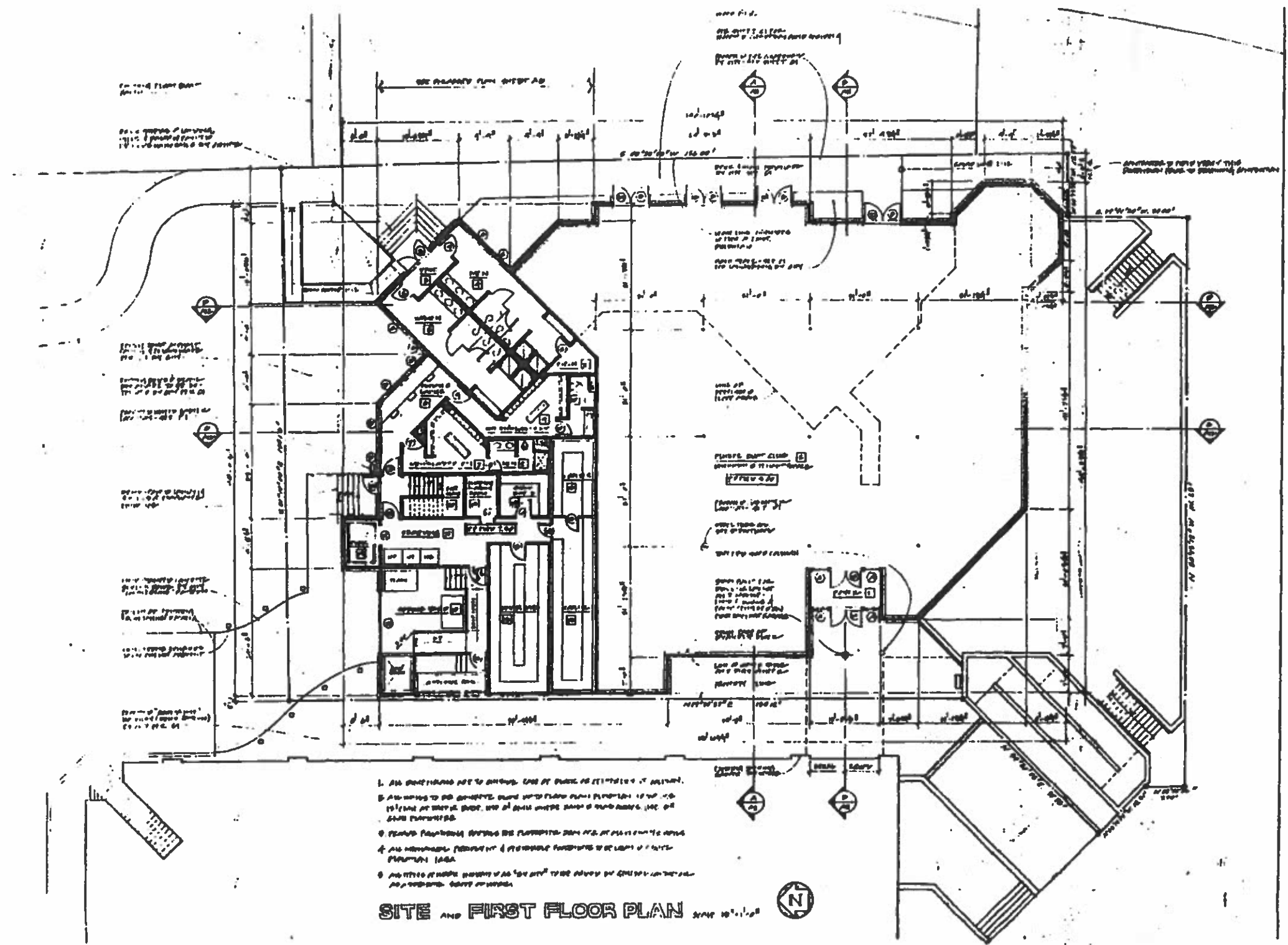
- 1. All dimensions are to center line of wall, unless otherwise noted.
- 2. All dimensions are to center line of wall, unless otherwise noted.
- 3. All dimensions are to center line of wall, unless otherwise noted.

SECOND FLOOR PLAN



ALEXANDRIA CHART HOUSE

A



SITE AND FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



ALEXANDRIA CHART HOUSE



Cameron Aways

Cameron St

Thompson's Alley

Chart House

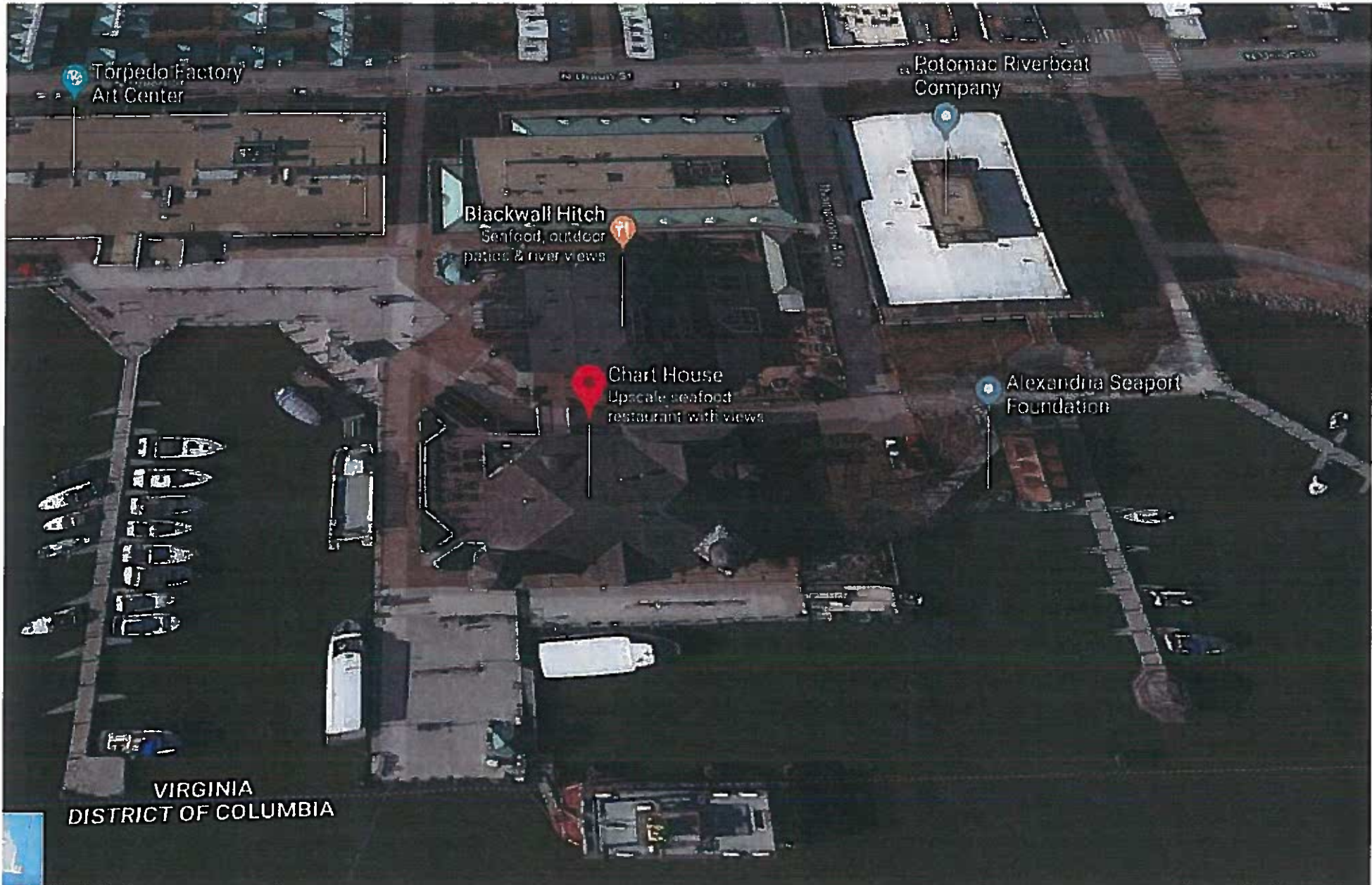
© 2018 Google
Gray Buildings © 2011 CyberCity

Google Earth

Tour Guide

1988

Imagery Date: 12/19/2016 38°48'22.22" N 77°02'23.89" W elev 8 ft eye alt 500 ft



Torpedo Factory
Art Center

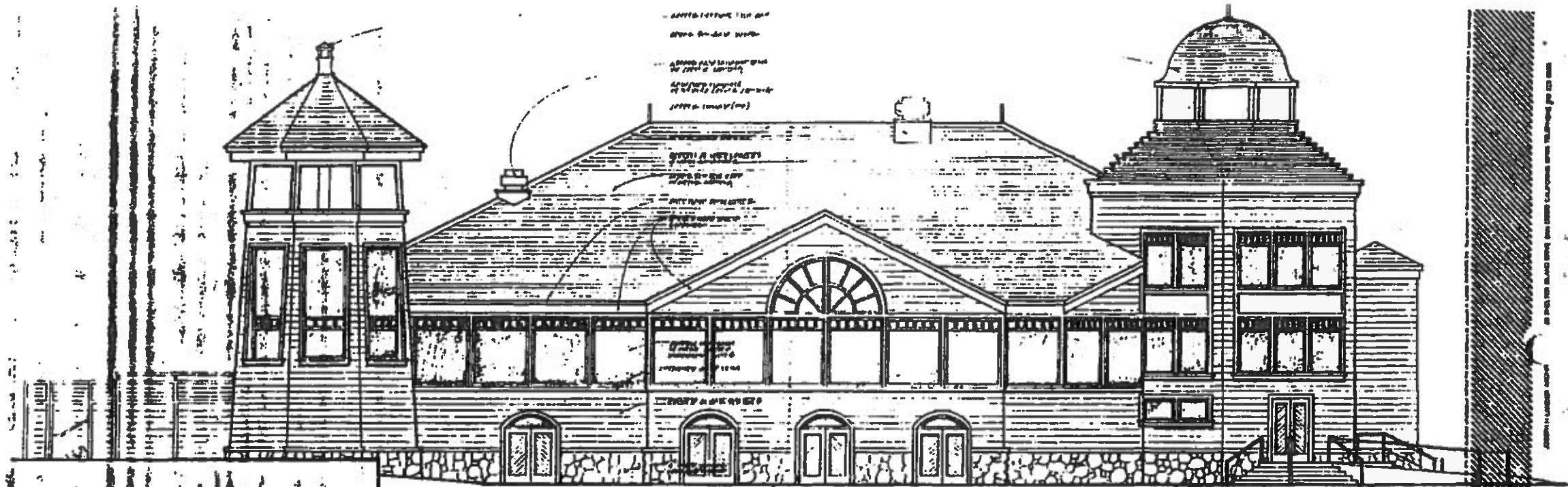
Potomac Riverboat
Company

Blackwall Hitch
Seafood, outdoor
patio & river views

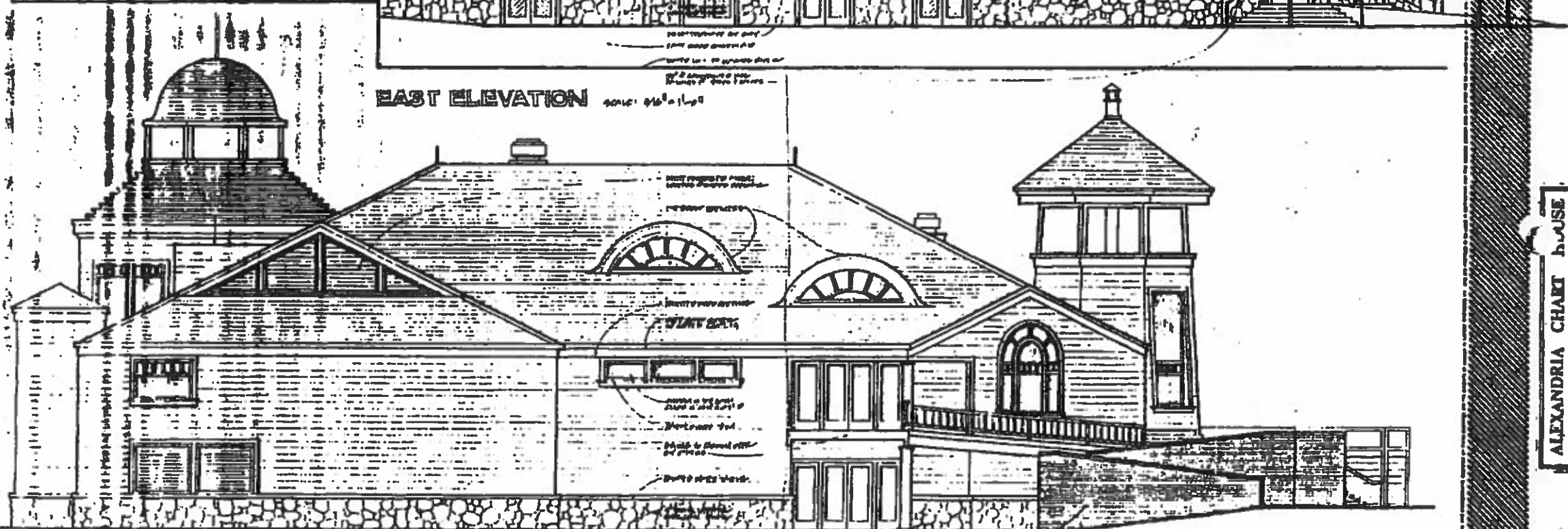
Chart House
Upscale seafood
restaurant with views

Alexandria Seaport
Foundation

VIRGINIA
DISTRICT OF COLUMBIA



EAST ELEVATION scale: 1/8" = 1'-0"

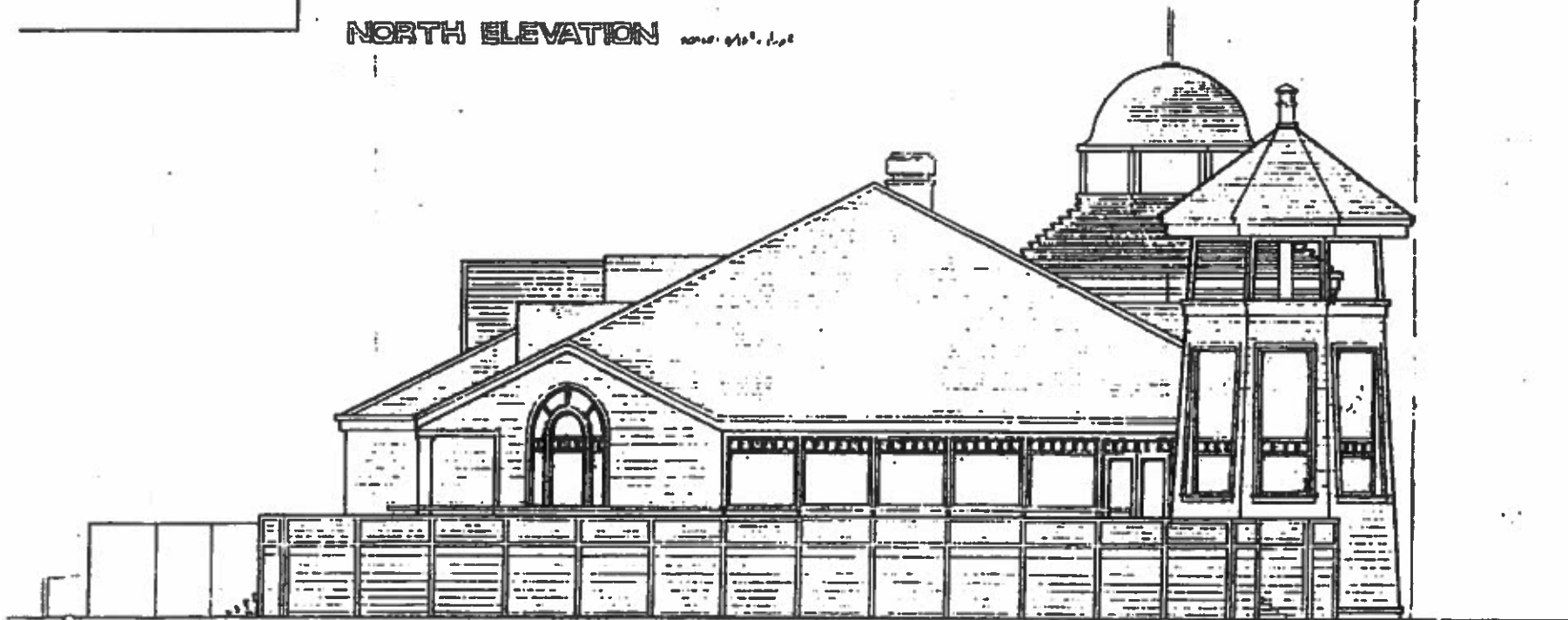


WEST ELEVATION scale: 1/8" = 1'-0"

ALEXANDRIA CHALMERS HOUSE



NORTH ELEVATION



SOUTH ELEVATION

ALEXANDRIA CHART HOUSE