

Hops N Shine

3410 Mount Vernon Avenue | SUP 2024-00026

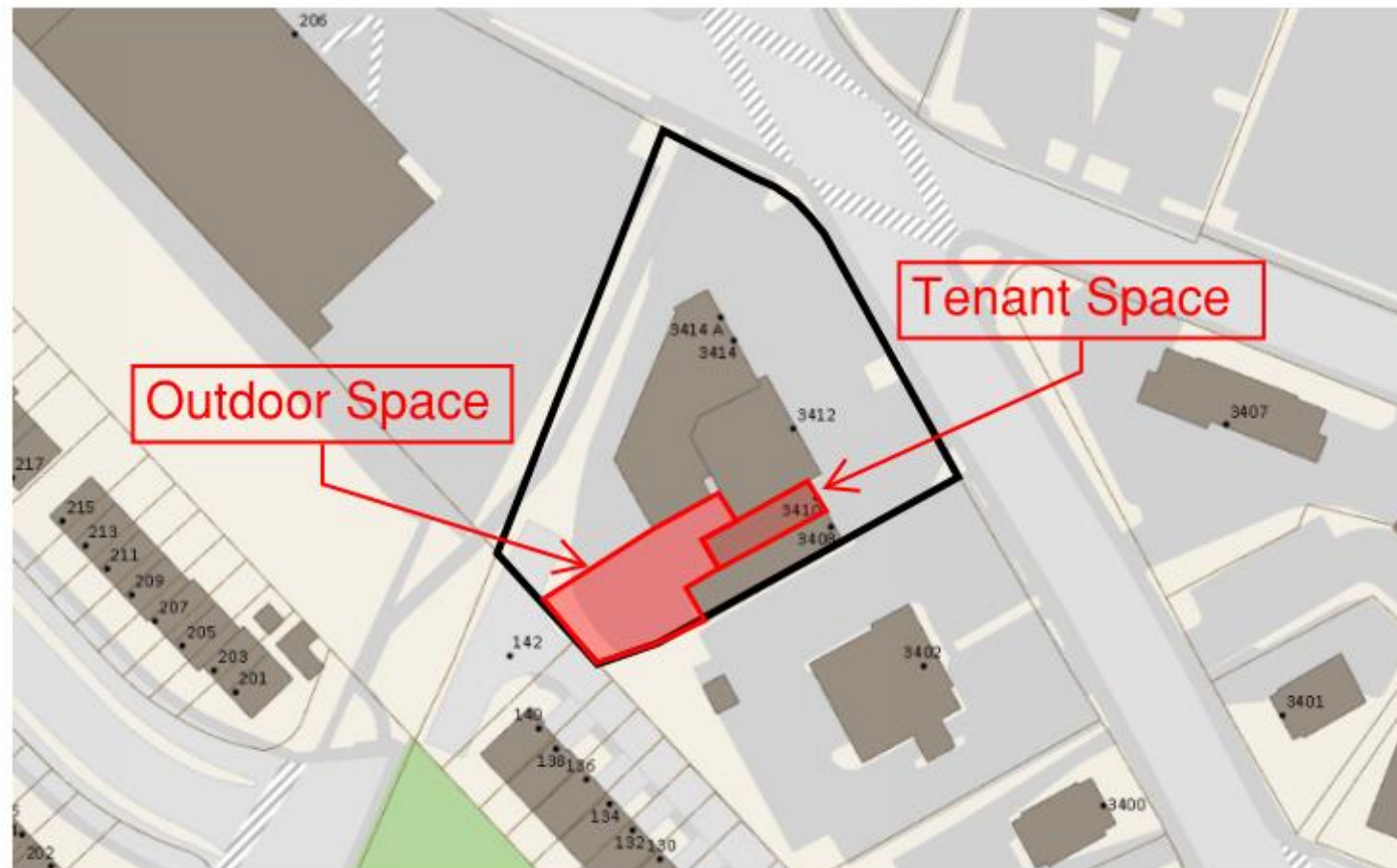
Planning Commission

June 4, 2024

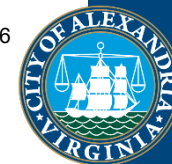


Site Context

- Situated on the corner of Mount Vernon Avenue and West Glebe Road
- Restaurant is one of four tenants in a Commercial Center (Laundromat, Hops N' Shine, 7-Eleven, Grocery)
- Surface parking is provided onsite
- Zoned CG/Commercial General



location of restaurant and outdoor dining area



Special Use Permit Review and Request

REVIEW: One year review of SUP #2023-00025:

Outdoor dining

Outdoor dining hours of operation

11 a.m. - 9 p.m., Su-Th

11 a.m. - 11 p.m., F & Sa

Indoor live entertainment

Outdoor amplified background music

REQUEST: SUP amendments

Outdoor dining hours of operation

11 a.m. - 11 p.m., Su-Th

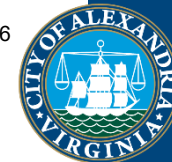
11 a.m. - 12 a.m., F & Sa

Outdoor cooking

Outdoor live entertainment

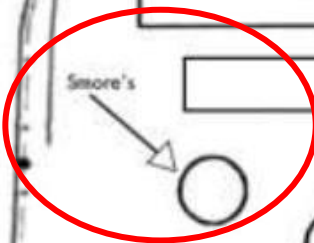
Outdoor games as an accessory use

Opening of the garage door for indoor live entertainment

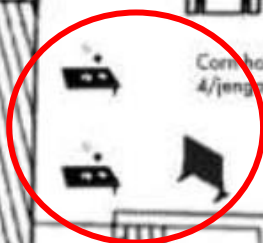


Shared property line

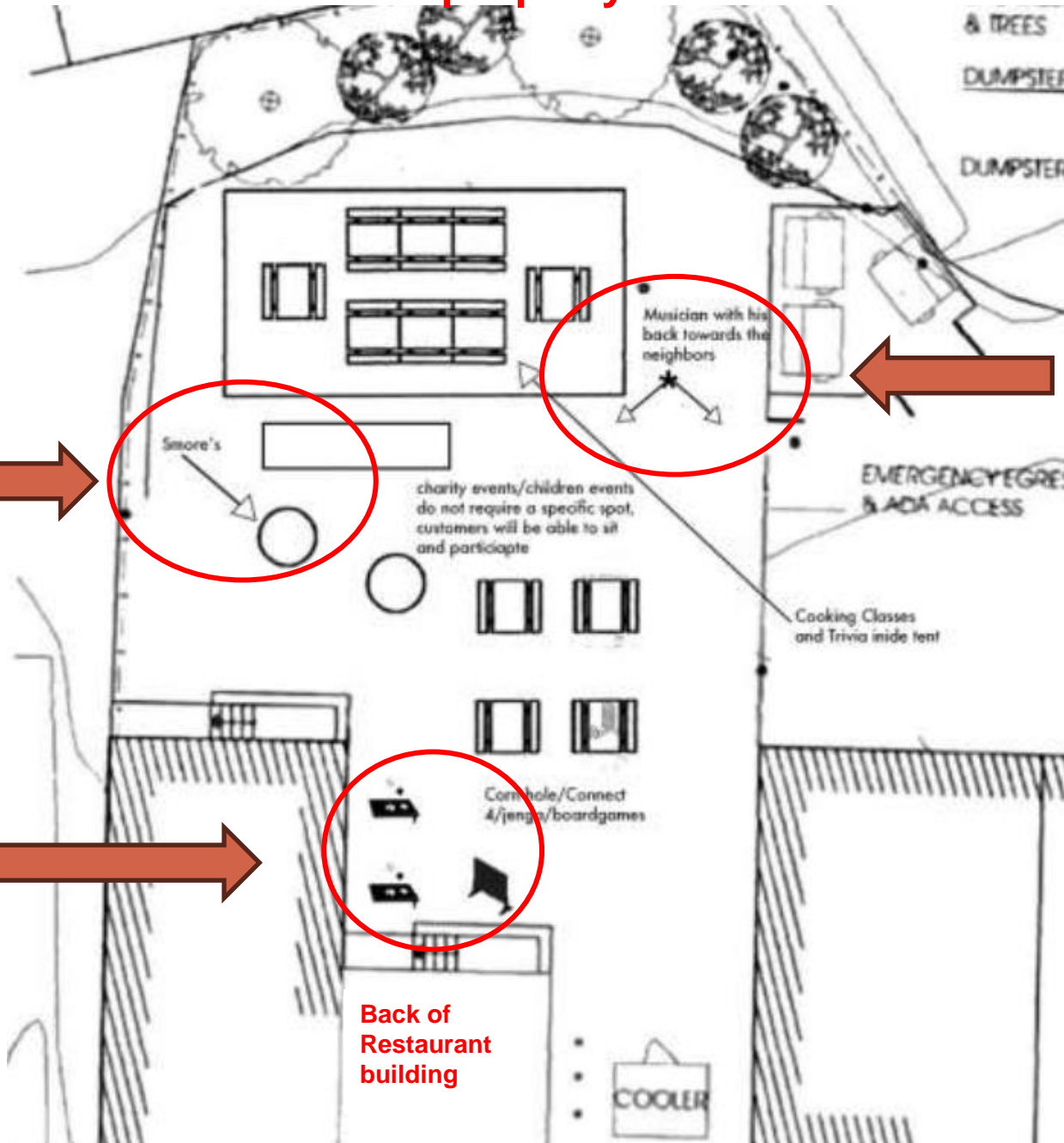
Cooking



Games



Back of Restaurant building



Performer location

Resident Feedback

Docket Item #6



Del Ray Civic Association

Support:

Open garage door at front of business

Outdoor cooking during daylight hours without amplification

Possible live entertainment for a limited number of special events without amplification and noise mitigation

Do not support:

Extended outdoor dining hours

Outdoor games

Regular occurring outdoor amplified live entertainment without a mitigation plan

Mount Vernon Community Court Association

Support:

Open garage door at front of business

Possible outdoor live entertainment for events with a T&ES noise permit

Outdoor background music held to lower decibel level than the noise ordinance limit of 65

Do not support:

Extended outdoor dining hours

Outdoor games

Regular occurring outdoor live entertainment

Outdoor cooking



Staff Recommends Approval with Conditions

Condition #10: Retain existing outdoor dining hours

Condition #11b: Approve outdoor cooking

Condition #11d: Approve outdoor games

Condition 14a: Approve opening of garage door

Condition 14c: Approve live entertainment