



# APPLICATION

# SPECIAL USE PERMIT

SPECIAL USE PERMIT # \_\_\_\_\_

PROPERTY LOCATION: 1506 Mount Vernon Avenue Alexandria, VA

TAX MAP REFERENCE: 043.02-09-14 ZONE: C1/Commercial low

**APPLICANT:**

Name: Beckham Baffer

Address: \_\_\_\_\_

PROPOSED USE: Park food trailer on private driveway.

- 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.

BECKHAM BAFFER  
Print Name of Applicant or Agent

Beckham Baffer 8/29/2024  
Signature Date

\_\_\_\_\_  
Mailing/Street Address

202-304-7111 N/A  
Telephone # Fax #

\_\_\_\_\_  
City and State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 1506 Mt. Vernon Ave (property address), for the purposes of operating a food service (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Michael Hadeed, Jr. Phone: 703 298-2372

Address: [Redacted] Email: [Redacted]

Signature: [Handwritten Signature] Date: 8-28-2024

- 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.

[X] 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

[X] 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.

• Beckham Buffer \_\_\_\_\_

• 50% \_\_\_\_\_

• Justin Wallace · 1506 Mt. Vernon Ave \_\_\_\_\_

• 50% Alexandria, VA 22301 \_\_\_\_\_

# 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. Beckham Baffer		50
2. Justin Wallace		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 \_\_\_\_\_ (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. Michael Hadeed		100
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 require 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 indicated 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. Justin Wallace	None	
2. Beckham Baffer	None	
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.

9/8/2024  
Date
BECKHAM BAFFER  
Printed Name
Beckham Baffer  
Signature

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

N/A

**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 would like to park a food trailer on our private driveway. In order to sell to our community on our private patio.

## 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).

8  
\_\_\_\_\_

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

2  
\_\_\_\_\_

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

Day: \_\_\_\_\_

Monday

Tuesday - Friday

Saturday - Sunday

Hours: \_\_\_\_\_

closed

8am - 2pm

8am - 3pm

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

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

Very minimal noise, only noise would  
come from ~~boiler~~ staff cooking or patrons talking.  
trailer

B. How will the noise be controlled?

Yes, we don't seek to disturb anyone.  
\_\_\_\_\_

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

There would be the smell of breakfast cooking.  
However we do minimize it with a ~~stove~~ hood  
and great filter ventilazion.

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)  
plastic forks and recyclable food boxes.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
possibly 1-2 per a day, closer to 1

C. How often will trash be collected?

Once a week

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

We will put out clear trash cans and recyclable  
sections. As well as encourage patrons and staff  
to pick up all trash.

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:

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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:

• Advantage Chemicals degreaser, 1/4 gallon monthly  
• ~~It~~ Its only used on the hood so once rags  
~~are~~ <sup>wipe</sup> it up they are put into the trash due  
to grease build up & chemical exposure from cleaning

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

• We can give all staff a ~~sa~~ safety handbook  
on chemical use & disposal to encourage  
a super safe & clean environment.

### 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.

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## PARKING AND ACCESS REQUIREMENTS

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

6 Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
1 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?

N/A

**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

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? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?  
10am - 2pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
2 weekly possibly more if we grow

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?  
Its 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? 48 square feet.

18. What will the total area occupied by the proposed use be?  
\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 48 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: Outside a stand alone building

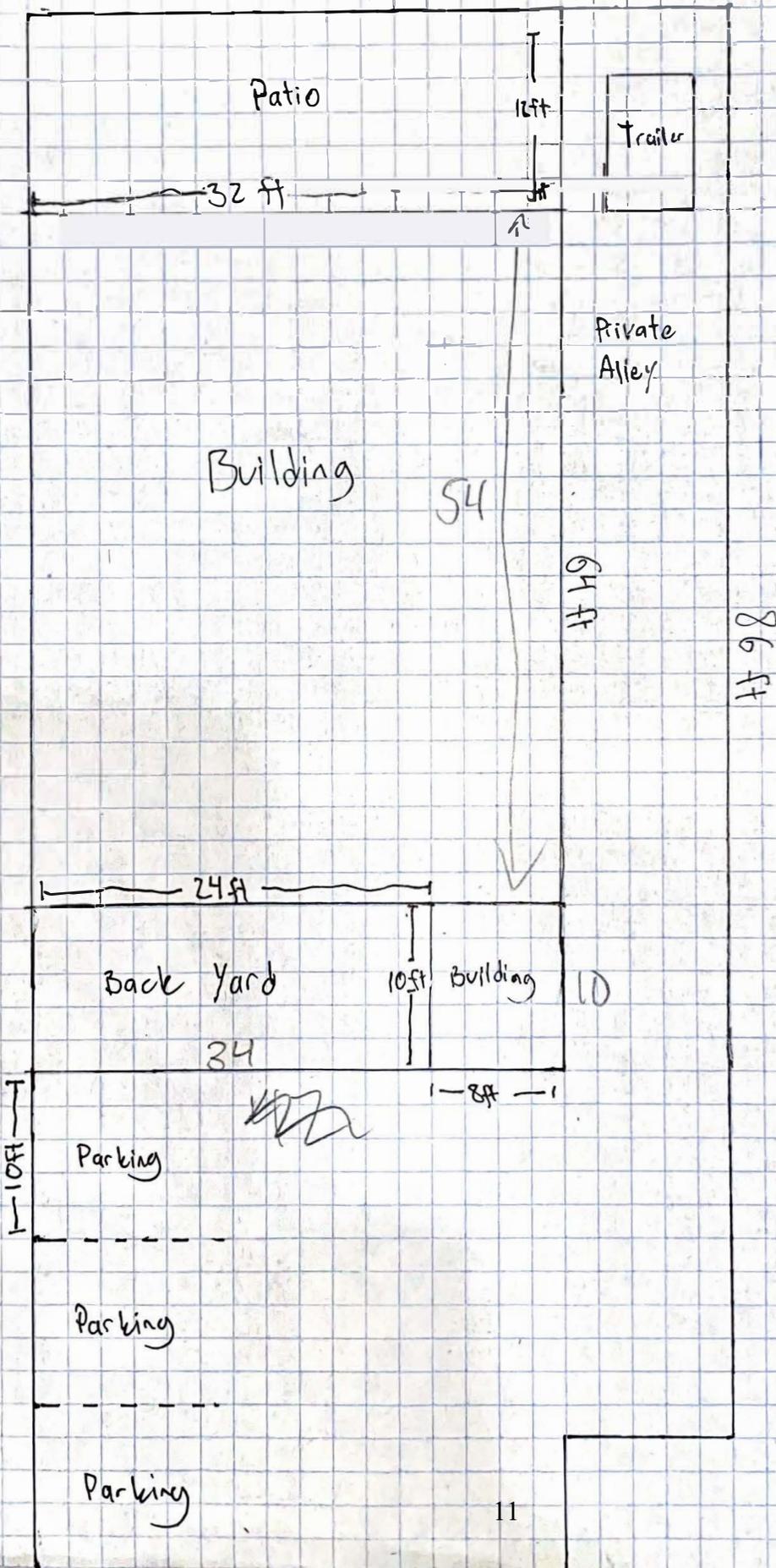
End of Application

### Trailer Description

The trailer, a fully licensed business, dedicated to serving a delicious french toast, introducing a flair to breakfast. With a unique, yet overly simplified menu. We are trying to fill the market's need for a consistent and delicious food option, in the Del ray area. By establishing a place where everyone can go for a delicious meal. A place that allows them to explore the culinary art and introduce a younger audience to what we would consider to be the best French Toast. We are also seeking to challenge the existing market of mainly traditional breakfast restaurants. By adding a unique twist to breakfast, with the french toast. It doesn't matter if they want something sweet for the morning time or a traditional french toast on some of the best local bread to be sold. We want to be the place to go. The trailer is a fully functional kitchen with additional assistance from its local commissary kitchen. Allowing staff to serve the local community members and guests with the highest quality product at the highest level of cleanliness.

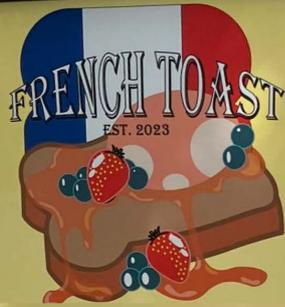
Side Walk

42 ft



— = 2ft

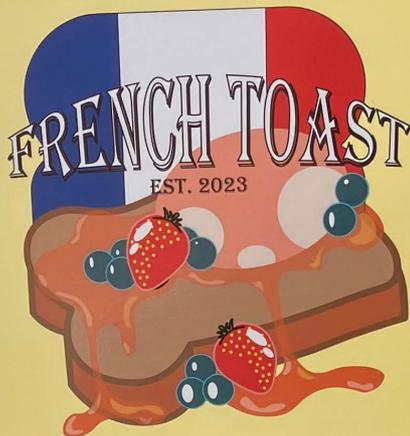




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A VERY  
Demure  
Slice

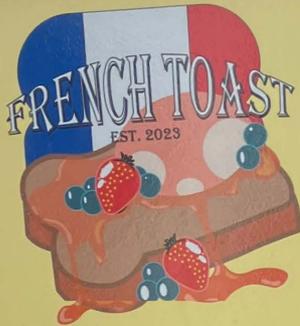


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