



Special Use Permit #2024-00014
3950 Wheeler Avenue
Temporary Trailer at Port City Brewery

Application	General Data	
Public hearing and consideration of a Special Use Permit for a temporary trailer	Planning Commission Hearing:	June 24, 2024
	City Council Hearing:	July 2, 2024
Address: 3950 Wheeler Drive	Zone:	Industrial (I)
Applicant: North Lock, LLC, represented by M. Catherine Puskar, attorney	Small Area Plan:	Strawberry Hill/Seminary Hill

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: Sean Killion, sean.killion@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 24, 2024: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2024-00014, subject to an amendment to amendments to Condition #3, and all conditions, code requirements, and ordinances. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Manor absent.

Reason:

The Planning Commission generally agreed with staff analysis and edited Condition #3 as it felt it was necessary to restrict the number of years the trailer could operate to maintain the use as temporary.

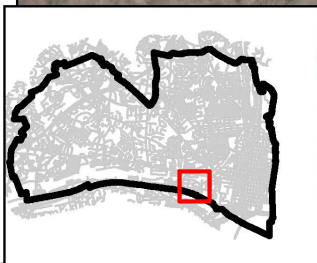
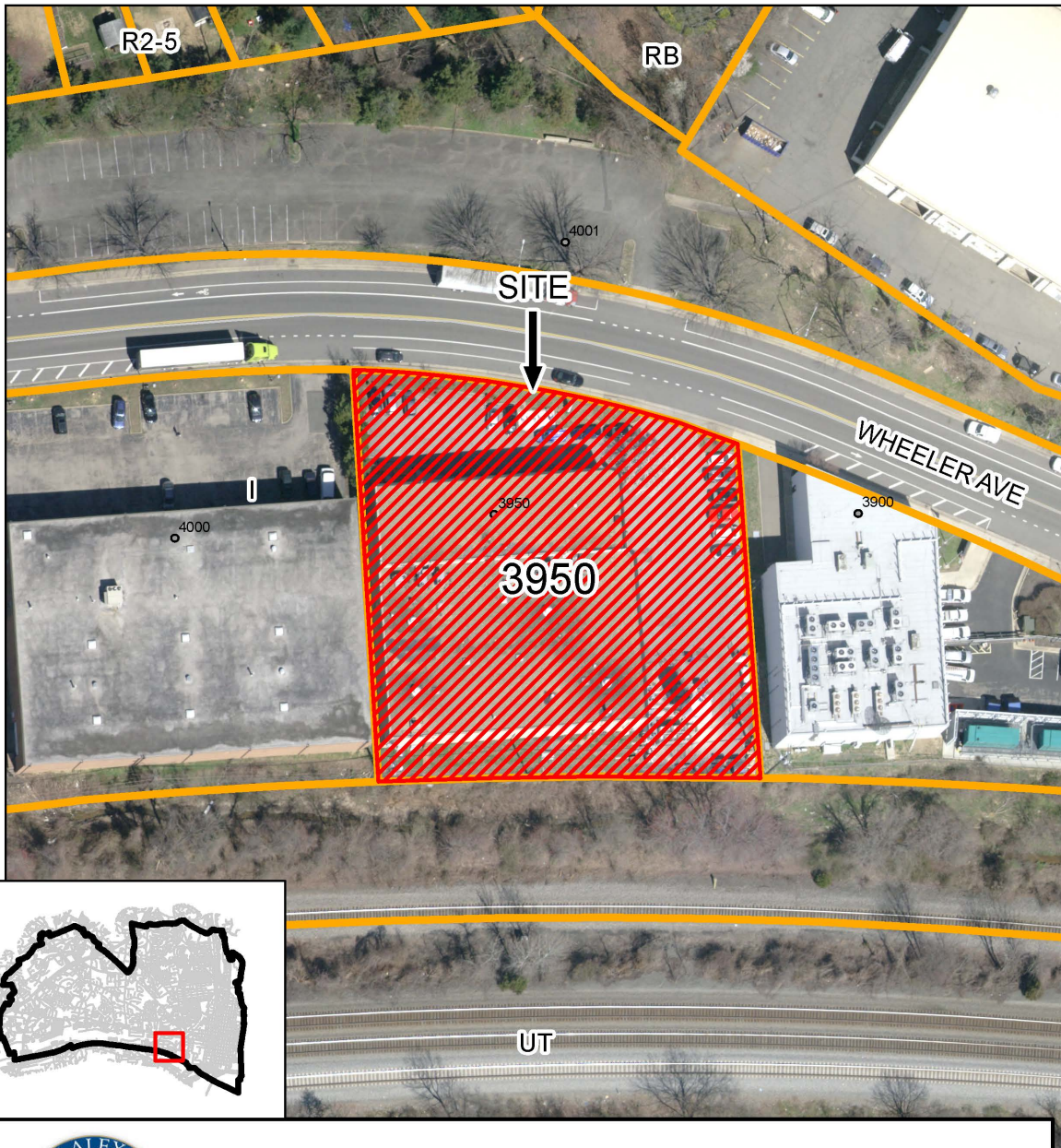
Discussion:

Commissioner Lyle expressed her concern over the approvals made by the commission over the last few months for other trailers and the review of this case as truly meeting the definition of temporary. She added that the use of trailers for commercial purposes as opposed to a brick and mortar space reduce the commercial tax income and that the Port City Brewery building could be used to provide kitchen and serving space.

Commissioner Brown and Vice Chair McMahon agreed with Commissioner Lyle's comments. Mr. Brown stated that temporary does not mean indefinite and the vice chair added that the temporary trailer Zoning Ordinance requirements should be revisited. Planning Director Karl Moritz responded that the staff will develop a proposed policy and present it to the commission in the fall.

Speaker:

Lauren Riley, applicant's attorney, spoke in favor of the request and expressed the need for the trailer to provide on-site food for the existing brewery customers. She noted the popularity of the food trucks that have frequented the business. Ms. Riley also brought up that the applicant would like to use the trailer for over five years as it is making a significant investment by building out a prep kitchen within the brewery space to augment the food service in the trailer.



SUP#2024-00014
3950 Wheeler Avenue



0 30 60 120 Feet

I. DISCUSSION

The applicant, North Lock, LLC, represented by attorney Cathy Puskar, requests Special Use Permit approval to use a temporary trailer at an existing brewery. The temporary trailer would provide space to accommodate a restaurant to serve patrons of the Port City Brewery.

SITE DESCRIPTION

The subject property is one lot of record with over 200 feet of frontage along Wheeler Ave, 172 feet of depth, and a lot area of 32,129 square feet. The site is developed with a two-story commercial building covering over 21,500 sq. ft. The building is located 44 feet from Wheeler Avenue. The structure currently houses Port City Brewery. The building is served by an on-site parking lot, seen in Figure 1, as well as by an additional parking lot across the street.



Figure 1: View of the site from Wheeler Avenue

The subject property is surrounded by commercial and industrial uses, including Comcast to the east, an industrial park to the west, railroad tracks to the south, and a parking lot to the north. Farther west of the subject property are single and two-unit dwellings (Figure 2).



Figure 2: Site context from an aerial view

BACKGROUND

Real estate records show that the building on the subject property was constructed in 1982. It was built under Site Plan #81-0046. The brewery has been on site since 2011, producing beer on the property since its opened and adding a tasting room in a little over 3,000 sq. ft. in 2012 to serve their product.

PROPOSAL

The applicant is proposing to use an 8.5 foot wide by 25 foot long by 12.5 foot high trailer to accommodate a restaurant operation within the temporary trailer for patrons of the brewery (Figures 3 and 4). The applicant plans to increase the availability of food for brewery patrons beyond the food trucks that occasionally visit the site. Patrons would eat the food prepared at the

temporary trailer either in the outdoor dining area or inside the brewery (Figure 5). The restaurant in the trailer would serve roughly 100 patrons a day and would operate from 11 a.m. to 12 midnight, seven days a week.

The 212.5 square-foot trailer would be located on the northwest side of the parking area (Figure 6). The applicant is requesting use of the temporary trailer until July 1, 2026. Figure 7 provides a site plan view of the area in front of the brewery building where the trailer would be located.



Figure 3: Example of the exterior of the trailer



Figure 4: Interior layout



Figure 5: View of the front patio



Figure 6: Proposed location of the trailer

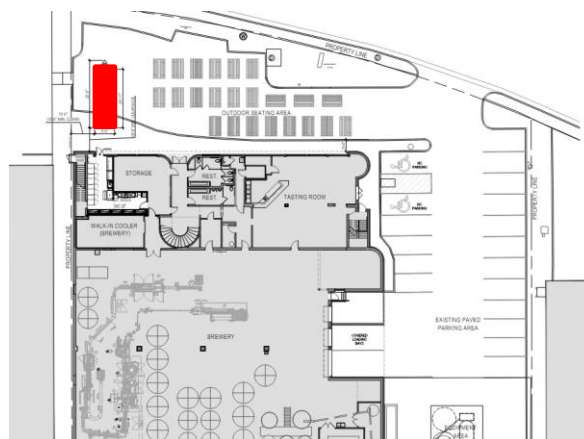


Figure 7 Site plan with proposed location of trailer in red

PARKING

The subject property is served by an on-site 18 space parking lot and is located in the enhanced transit area. An additional 80 spaces are available to the applicant across the street. The Zoning Ordinance Section 8-200(A)(21) provides that industrial uses beyond long term storage, must provide a minimum of one parking space for every 600 square feet of floor area. The existing manufacturing use of 21,500 square feet requires 36 parking spaces. In addition, Zoning Ordinance Section 8-200 (A)(17)(a) requires that the restaurant provide a minimum of one space for each 1,000 square feet of floor area. The 218 square foot trailer used as a restaurant would require one parking space. The 23 picnic tables account for 92 seats. According to Section 8-200(A)(17)(c) of the Zoning Ordinance, the first 20 seats of outdoor dining are exempt from a parking requirement. The remaining 72 seats are multiplied by 15 square feet, determining that the square footage attributable to a parking requirement is 1,080 square feet, equating to two parking spaces. The three uses combined are required to provide 39 parking spaces. This requirement is met by the provision of 98 parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned Industrial (I). Section 7-1101(C) of the Zoning Ordinance allows temporary trailers for non-residential purposes with City Council approval of a Special Use Permit. The trailer use is designated as a restaurant, which is a permitted use in the Industrial zone pursuant to Section 4-1202(V.1). Outdoor dining is also a permitted use subject to the same Zoning Ordinance section.

The subject property is located within the Strawberry Hill/Seminary Hill Small Area Plan which designates the property for industrial and commercial uses compatible with adjacent office and residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's request for a temporary trailer to provide space for a restaurant use on private property in an area surrounded by commercial and industrial uses. The use would support Port City Brewery by providing food service to its patrons. The proposed use is very limited in scope, with operations not anticipated to result in impacts.

Given that the Zoning Ordinance allows trailers to be used for temporary nonresidential purposes such as food service only on a temporary basis, a condition with an expiration date is required. The temporary trailer would be permitted for up to two years and expire on July 1, 2026, with the option to approve for an additional three years via approval through an Administrative Special Use Permit, as stated in Condition #3.

Subject to the conditions stated 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The location and specifications of the temporary trailer shall be substantially consistent as proposed in the application dated April 18, 2024. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be permitted until July 1, 2026, with an opportunity to increase the term for three additional years ~~until~~ with an SUP expiration date of July 1, 2029, through an Administrative Special Use Permit. (~~P&Z~~) (PC)
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)
5. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
6. 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)
7. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.(T&ES)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
9. Cleaning of trailer shall not create a discharge to streets, alleys or storm sewers. (T&ES)
10. 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. (T&ES)

11. The director of planning and zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the planning commission and city council if 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; or the director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code.

STAFF: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Sean Killion, Urban Planner II

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, 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-2 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 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-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.(T&ES)

- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 Cleaning of trailer shall not create a discharge to streets, alleys or storm sewers. (T&ES)
- C-1 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. (T&ES)

Code Enforcement:

- C-1 A building permit is required.

Fire:

- C-1 This new use temporary trailer with a propane fed kitchen will require a fire prevention permit. A fire protection system will be required.

Health:

Food Facilities

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food;

using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

- C-8 Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information:

VDAC's Food Safety Program

804.786.3520

804.371.7792

foodsafety@vdacs.virginia.gov

Recreation, Parks and Cultural Activities:

No comments received.

Police:

No comments received.

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 24, 2024

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: (A) DOCKET ITEM #2 – SUP #2024-00014
3950 WHEELER AVENUE

(B) DOCKET ITEM #8 – SUP #2024-00033
201 EAST DEL RAY AVENUE,
2207 AND 2213 MOUNT VERNON AVENUE

This memorandum proposes two condition amendments which were raised at the Planning Commission briefings.

(A) Commissioner Lyle recommended amending SUP #2024-00014 Condition #3 for the temporary trailer request at Port City Brewery. She believed limiting the term limit to a total of five years would allow time for the business to build out space for a kitchen inside the brewery, replacing the need for the trailer. The proposed amendment would read:

3. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be permitted until July 1, 2026, with an opportunity to increase the term for three additional years ~~until~~ with an SUP expiration date of July 1, 2029, through an Administrative Special Use Permit. ~~(P&Z)~~ (PC)

(B) Regarding SUP #2024-00033 for Gustave Boulangerie and Brasserie and Gustave Le Jardin, Chair Macek suggested that the outdoor dining should be subject to the statewide building code. Given that patrons often stand and congregate in Gustave Le Jardin, staff added a reference to overall outdoor occupancy for the commission's consideration of amended Condition #26:

26. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~A maximum of 104 seats~~ Outdoor occupancy limits, including number of for outdoor dining seats are permitted shall be determined by the statewide building code. ~~may be located at outdoor tables.~~ ~~(P&Z)~~ (SUP2022-00060) (PC)

Staff continues to recommend approval of SUP #2024-00014 with the amendment to Condition #3 and of SUP #2024-00033 with an amendment to Condition #26.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 3950 Wheeler Avenue, Alexandria, VA 22304

TAX MAP REFERENCE: 060.03-03-07 **ZONE:** I

APPLICANT:

Name: North Lock, LLC

Address: 3950 Wheeler Avenue, Alexandria, VA 22304

PROPOSED USE: Temporary Trailer

- 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.

Walsh, Colucci, Lubeley & Walsh PC
 North Lock, LLC by: M. Catharine Puskar attorney/agent

 Print Name of Applicant or Agent
2200 Clarendon Boulevard, Suite 1300

 Mailing/Street Address
Arlington, VA 22201

 City and State Zip Code

MC Puskar

 Signature Date
(703)528-4700 _____

 Telephone # Fax #
cpuskar@thelandlawyers.com

 Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See Attachment, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ 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.

See Attachment

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. North Lock, LLC	3950 Wheeler Ave., Alexandria, VA 22304	See Attachment
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 3950 Wheeler Avenue, Alexandria, VA 22304 (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. Dragonfly, LLC	3950 Wheeler Ave., Alexandria, VA 22304	See Attachment
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. North Lock, LLC		See Attachment
2. Dragonfly, LLC		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.

Walsh, Colucci, Lubeley & Walsh PC

(revised) 4-17-2024 North Lock, LLC By: M. Catharine Puskar, Attorney/Agent

Date	Printed Name	 Signature
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Dragonfly, LLC
3950 Wheeler Avenue
Alexandria, Virginia 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22304

Re: Consent to File for a Special Use Permit
3950 Wheeler Avenue, Tax Map No. 060.03-03-07(the "Property")

Dear Mr. Moritz:

Dragonfly, LLC, as owner of the above-referenced Property, hereby consents to the filing of an application for a Special Use Permit on the Property and any related requests by North Lock, LLC.

Very truly yours,

Dragonfly, LLC

By: 

Its: MEMBER

Date: 2/26/24

North Lock, LLC
3950 Wheeler Avenue
Alexandria, Virginia 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

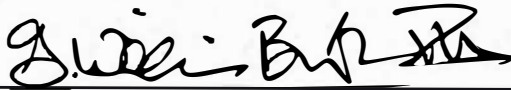
Re: Authorization to File for a Special Use Permit
3950 Wheeler Avenue, Tax Map No. 060.03-03-07 (the "Property")

Dear Mr. Moritz:

North Lock, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

North Lock, LLC

By: 

Its: PRESIDENT

Date: 2/26/24

APPLICANT OWNERSHIP BREAKDOWN

Owner of 3950 Wheeler Avenue (TM No. 060.03-03-07)

Dragonfly, LLC (Title Owner)

3950 Wheeler Avenue
Alexandria, Virginia 22304

Member:	Percent Ownership:
Karen Butcher & G. William Butcher (Jointly Owned)	100%

Applicant of 3950 Wheeler Avenue (TM No. 060.03-03-07)

North Lock, LLC

3950 Wheeler Avenue
Alexandria, VA 22304

Member:	Percent Ownership:
Karen Butcher & G. William Butcher (Jointly Owned)	76%

No other members with greater than a 3% share

Note: North Lock, LLC made a donation to Councilmember John Chapman in the form of event space provided and the estimated value of the event venue is \$400.

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.)

See Attachment

Narrative Description

The Applicant, North Lock, LLC (d/b/a Port City Brewing Company), requests a special use permit for a temporary trailer to be located on site. Port City Brewing Company is an award-winning brewery serving the D.C. and Mid-Atlantic markets. The longest operating craft brewery in metropolitan Washington, DC, the brewery offers regular tastings, tours and public/private events at its state-of-the-art facility on Wheeler Avenue. Port City is family and pet friendly, and offers a casual setting to enjoy their award-winning beers as well as local fare from visiting food trucks, which rotate regularly. The brewery has abundant parking on site and in the parking lot across the street from the brewery and has plenty of space to gather with friends and family both indoors and outside.

Given the popularity of the food trucks and increased demand, Port City plans to partner with a restaurant operator to open a restaurant at the brewery serving tacos from an onsite trailer. The proposed trailer is approximately 212 square feet and will include a kitchen to operate in conjunction with the remainder of the by-right restaurant operation in the building. The trailer will operate consistent with the hours of operation for the brewery, within the hours of 11 am to midnight, 7 days a week. Given the location of the brewery in an Industrially zoned area, adjacent to the railroad tracks and other industrial uses, there will be no negative impacts from the proposed trailer. The addition of the trailer will be an additional amenity for the patrons of the brewery and Port City looks forward to attracting even more visitors than they already host, with the addition of a quality restaurant partner in the near future.

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).
~100 patrons per day

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
3-4 employees maximum per shift

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

Day:	Hours:
7 Days	11a.m. - 12a.m.
_____	_____
_____	_____
_____	_____

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 will be in compliance with the City Ordinances.

- B. How will the noise be controlled?
N/A

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

Normal odors associated with restaurant uses.

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)

Food waste and food wrappers.

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

1-3bags per day

C. How often will trash be collected?

Trash will be collected on the same schedule as the existing brewery.

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

Garbage bins are provided on-site for any trash generated from the proposed use.

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?
N/A

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.

PARKING AND ACCESS REQUIREMENTS

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

18 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

80 Other. *80 parking spaces are available for shared use across from the brewery.

*** 18 parking spaces are available for shared use with the brewery. The trailer is only approximately 212 Square Feet and will not require any additional parking.**

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

There is adequate parking on-site and in the parking lot across the street.

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? 2

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

B. Where are off-street loading facilities located? _____

Off-street loading is located on the southern portion of the property, adjacent to the property.

C. During what hours of the day do you expect loading/unloading operations to occur?

Loading/unloading will occur during business hours.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

3 times 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?

The existing 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? N/A square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + 212 sq. ft. (addition if any) = _____ 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

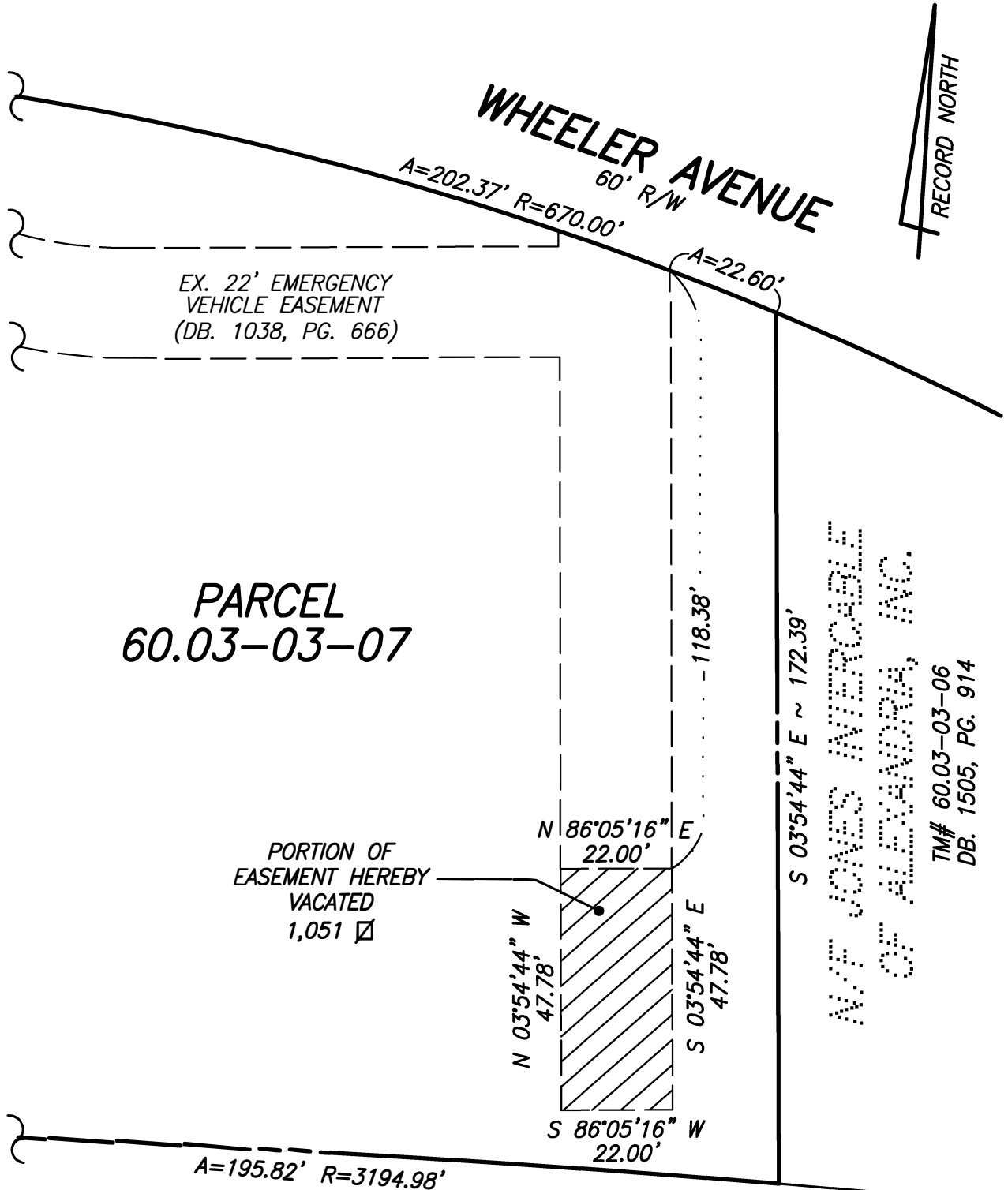
a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Temporary trailer

End of Application

NOTE: TAX ASSESSMENT MAP NUMBER: 60.03-03-07



N/F AMI, L.L.C.
 TM# 59.04-02-40
 DB. 1707, PG. 407

PLAT

SHOWING VACATION OF A PORTION OF AN EXISTING 22' EMERGENCY VEHICLE EASEMENT RECORDED AT DB. 1038, PG. 666

ON THE PROPERTY OF

THE DUCKETT PARTNERSHIP

(AS RECORDED IN DB. 1036, PG. 408)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

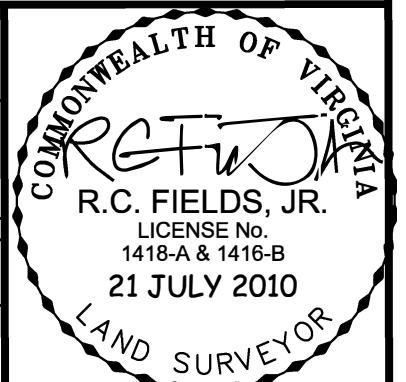
DATE: JULY 21, 2010

DEED BOOK REF.: 1036 /408
 PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

CASE NAME: THE DUCKETT PARTNERSHIP
 PORT CITY BREWING COMPANY

R C FIELDS, JR. & ASSOCIATES
 A PROFESSIONAL CORPORATION

LAND SURVEYING • SITE PLANNING • SUBMISSION DESIGN
 730 S. WASHINGTON STREET ALEXANDRIA, VIRGINIA 22314
 TEL. (703) 549-6422 FAX (703) 549-6452



PARCEL
60.03-01-21-03

CITY NORTH

S 03°54'44" E ~ 172.39'

EX. UP

EX. 2.5' C&G

PARCEL 60.03-01-21-04

PROP. CONCRETE PAD
AND FOOTINGS FOR
SILO, SILO AND CO2
TANK. DESIGN BY
OTHERS

W.F. AMB, L.L.C.

EX. ASPHALT

PROP. CO2 TANK

PROP. SILOS

PROP. OVERHEAD
SUPPLY LINES

EX. 10' STORM
SEWER EASEMENT
(DB. 1025, PG. 101)

A=195.82'
R=3194.98'

EX. FENCE

30.5' +/-

EX. 30" STORM SEWER

2' +/-

29.5' +/-

PROP. GLYCOL
CHILLER

EX. 1 STORY
BRICK WAREHOUSE

PROP. LIMITS OF
DISTURBANCE

EXHIBIT 'A'

SHOWING SUPPLY LINE ENCROACHMENT OVER STORM SEWER EASEMENT ON
PARCEL 60.03-01-24-04
SUBDIVISION OF THE LAND OF

JACK GRABOYES & ALIDA A. GRABOYES

(DB. 1025, PG. 101)

CITY OF ALEXANDRIA, VIRGINIA

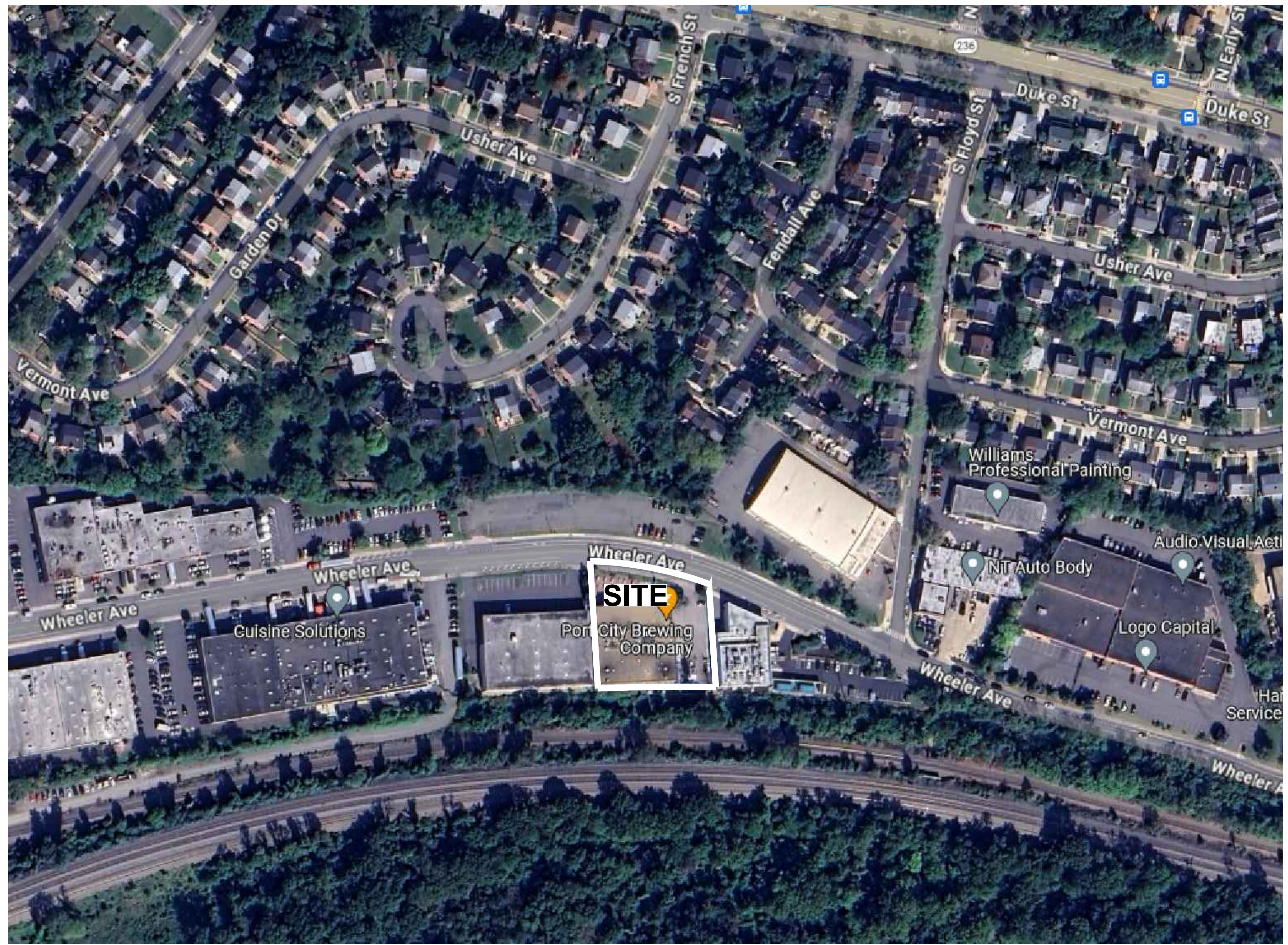
RCF **IELDS, JR. & ASSOCIATES**
A PROFESSIONAL CORPORATION

LAND SURVEYING SITE PLANNING SUBDIVISION DESIGN
730 S. WASHINGTON STREET ALEXANDRIA, VIRGINIA 22314
TEL. (703) 549-6422 FAX (703) 549-6452

SCALE: 1" = 20'

DATE: FEBRUARY 8, 2008

FILE: 10-43



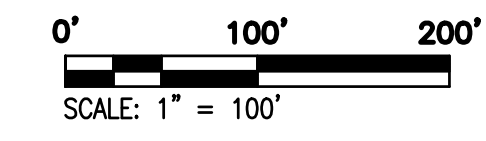
PARCEL 60.03-01-21-04
 SUBDIVISION OF THE LAND OF
JACK GRABOYES & ALIDA A. GRABOYES
 (DB 1025, PG 101)
 #3950 WHEELER AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

SCALE: 1" = 100'
 DATE: FEB. 2024

AERIAL
 EXHIBIT

SHEET **2** OF **2**
 FILE: **24-035**

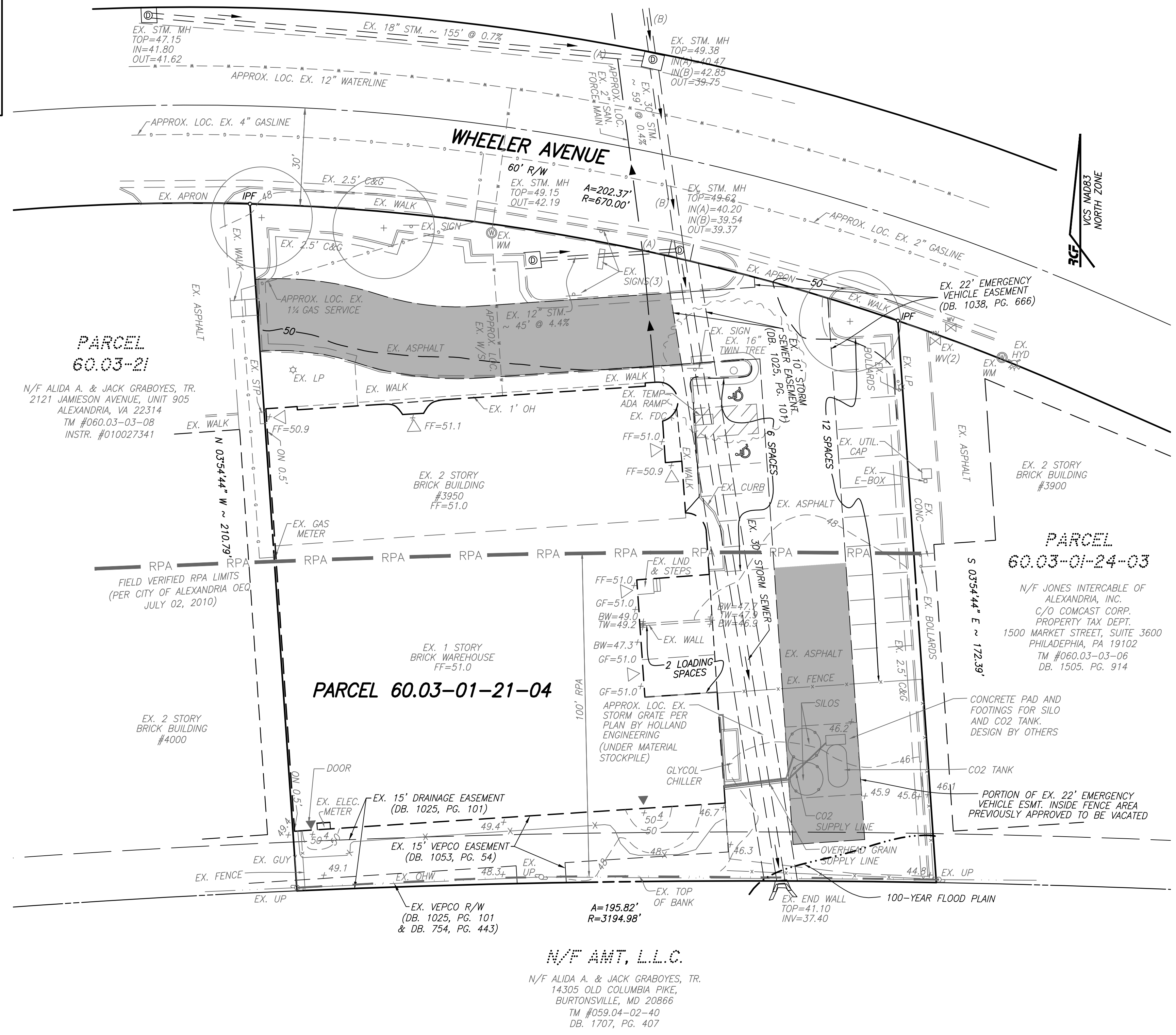


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 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES:

- TAX MAP: #060.03-03-07
- ZONE: I (INDUSTRIAL)
- OWNER: DRAGONFLY LLC
3950 WHEELER AVENUE,
ALEXANDRIA, VA 22304
INSTR. # 160014294
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NGVD '29
- TITLE REPORT FURNISHED BY WALKER TITLE, LLC. DATED MAY 14, 2010 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD
- TOTAL SITE AREA = 38,285 S.F. OR 0.8789 AC.

PORTIONS OF EX EMERGENCY VEHICLE EASEMENT TO BE VACATED

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422

PARCEL 60.03-01-21-04
SUBDIVISION OF THE LAND OF
JACK GRABOYES & ALIDA A. GRABOYES
(DB 1025, PG 101)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

SCALE: AS NOTED
DATE: FEB. 2024
EXISTING CONDITIONS PLAN

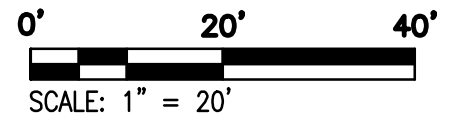
SHEET 1 OF 2
FILE: 24-035

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A:\2024\24035\DWG\DRG\24035_Sign_Conditions.dwg
Tue, Feb 27, 2024 4:25:13pm

WHEELER AVENUE

PROPERTY LINE

MONUMENT SIGN

28'-6"

24'-11"

10'-0" MIN. CLEARANCE

10'-0" (10'-0" MIN. CLEAR)

8'-6"

OUTDOOR SEATING AREA

5'-0"

EGRESS STAIR

STORAGE

REST.

REST.

TASTING ROOM

HC PARKING

HC PARKING

WALK-IN COOLER (BREWERY)

PREP AREA 390 SF

PROPERTY LINE

PROPERTY LINE

EXISTING PAVED PARKING AREA

COVERED LOADING BAYS

BREWERY

EQUIPMENT AREA

PROPERTY LINE

PL



214 East Mount Ida Ave
Alexandria, Virginia 22301
ph: 571-327-1723
fx: 703-548-4305
www.beck-arch.com

OWNER
SOUTH BLOCK JUICE FAIR CITY LLC
PORT CITY BREWERY
3950 WHEELER AVE, ALEXANDRIA, VA 22304

MPE ENGINEERS
PROVECTUS, INC.
3141 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA 22042
TEL 703.823.4694

NOT FOR CONSTRUCTION

**PORT CITY BREWERY
CONCEPT STUDY**

3950 WHEELER AVE
ALEXANDRIA, VA 22304

CONCEPT DESIGN FEB 26, 2024
DESIGN UPDATE APRIL 16, 2024

CONCEPT DESIGN
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PROPOSED SITE PLAN

DRAWING NO.

A101

BA PROJECT NO. 2334.01

1 PROPOSED SITE PLAN
3/32"=1'-0"



Temporary Trailer – EXAMPLE PHOTO

NOTE: PHOTO SHOWN TO DEMONSTRATE TYPICAL FIT AND FINISH ONLY

Proposed Trailer is 24' 11" x 8' 6" x 9'. The overall height of the trailer will be 12' 6" to accommodate the expected rooftop equipment