

# Nando's Outdoor Dining Encroachment

2462 Mandeville Lane | ENC2022-00005

---

City Council

January 21, 2023




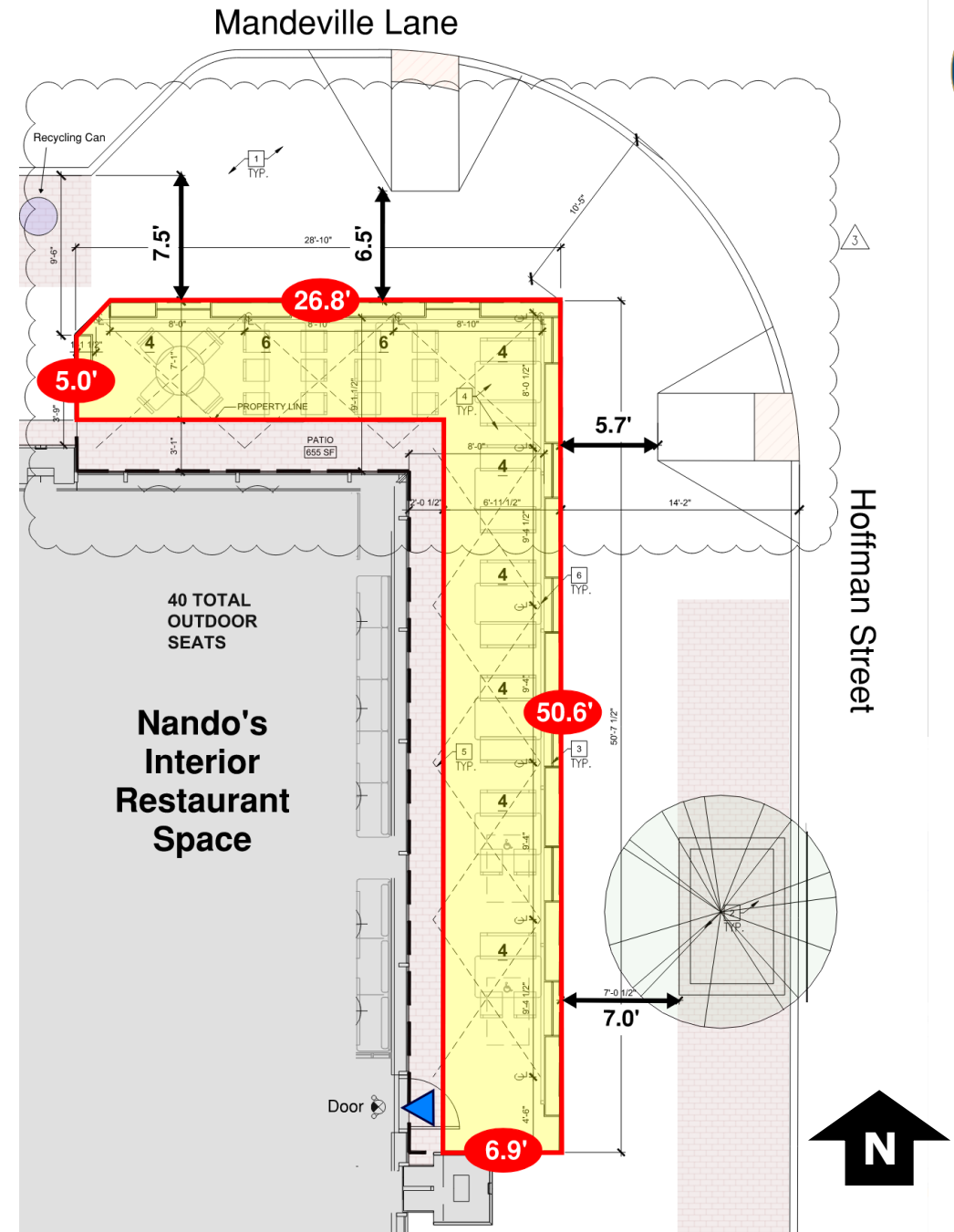
# Project Location



# Project Description

- 505 sf encroachment for outdoor dining
- Includes non-permanent planters, tables, 40 seats, posts for outdoor string lighting
- Annual encroachment fee of \$331.67
- Admin SUP required for outdoor dining use (separate application)

 = Encroachment Area  
505 square feet



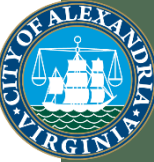
# Conclusion

- Activation of retail centric street corner consistent with EESAP
- Planning Commission and Staff recommend approval subject to conditions outlined in report



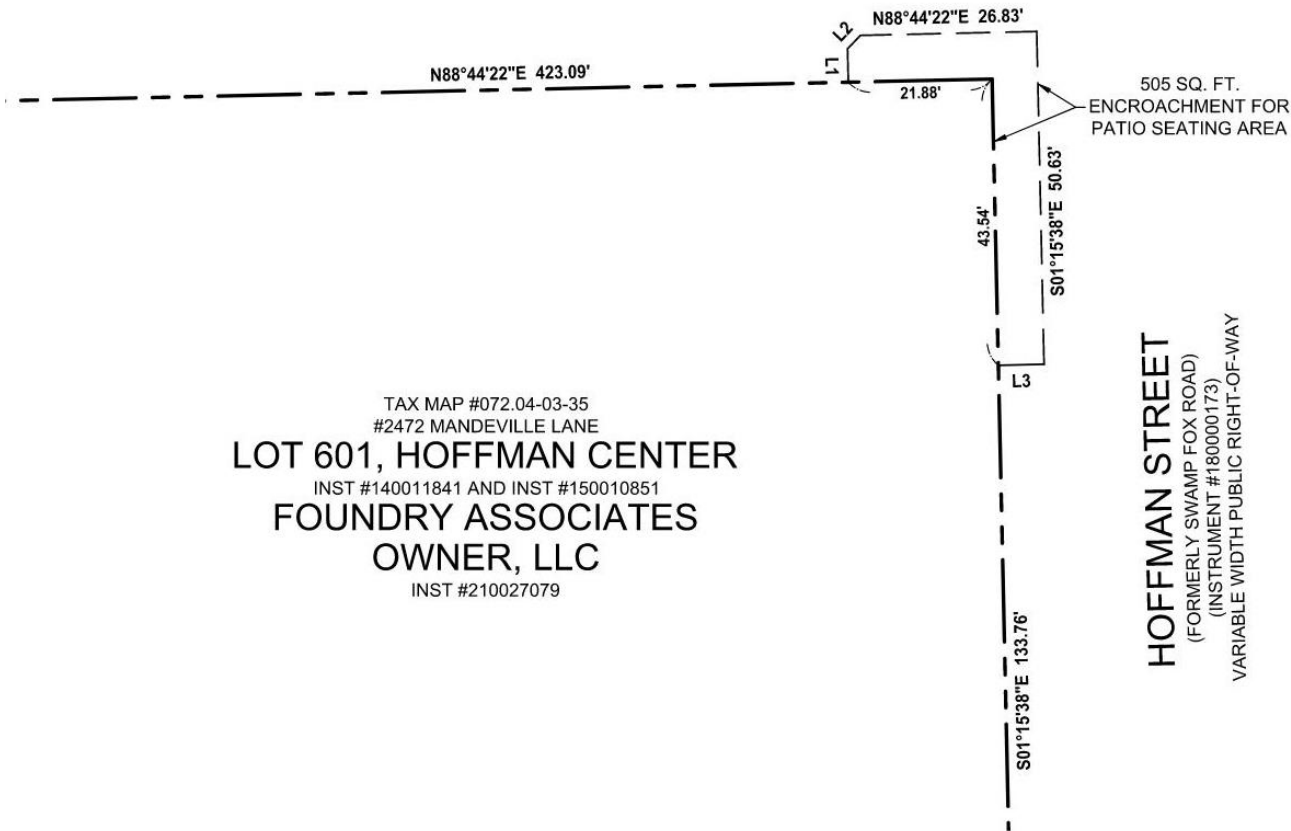
# APPENDIX

# Encroachment Exhibit



## MANDEVILLE LANE

(INSTRUMENT #180000173)  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



TAX MAP #072.04-03-35  
#2472 MANDEVILLE LANE  
**LOT 601, HOFFMAN CENTER**  
INST #140011841 AND INST #150010851  
**FOUNDRY ASSOCIATES**  
**OWNER, LLC**  
INST #210027079

**HOFFMAN STREET**  
(FORMERLY SWAMP FOX ROAD)  
(INSTRUMENT #180000173)  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



## GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON CITY OF ALEXANDRIA BY TAX MAP #072.04-03-35.
2. A TITLE REPORT WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1078786, WITH AN EFFECTIVE DATE OF JULY 23, 2021 AND A REVISION DATE OF OCTOBER 8, 2021 AND WAS REVIEWED AND ADDRESSED BY THIS FIRM ON AN ALTA SURVEY TITLED, ("MANDEVILLE LANE ALEXANDRIA VA") AND DATED SEPTEMBER 9, 2021.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N01°15'38"W	5.08'
L2	N43°44'21"E	2.83'
L3	S88°44'22"W	6.95'

# Outdoor Dining Elevation – Hoffman St



# Outdoor Dining Elevation – Mandeville Ln





# Outdoor Dining Planters

