

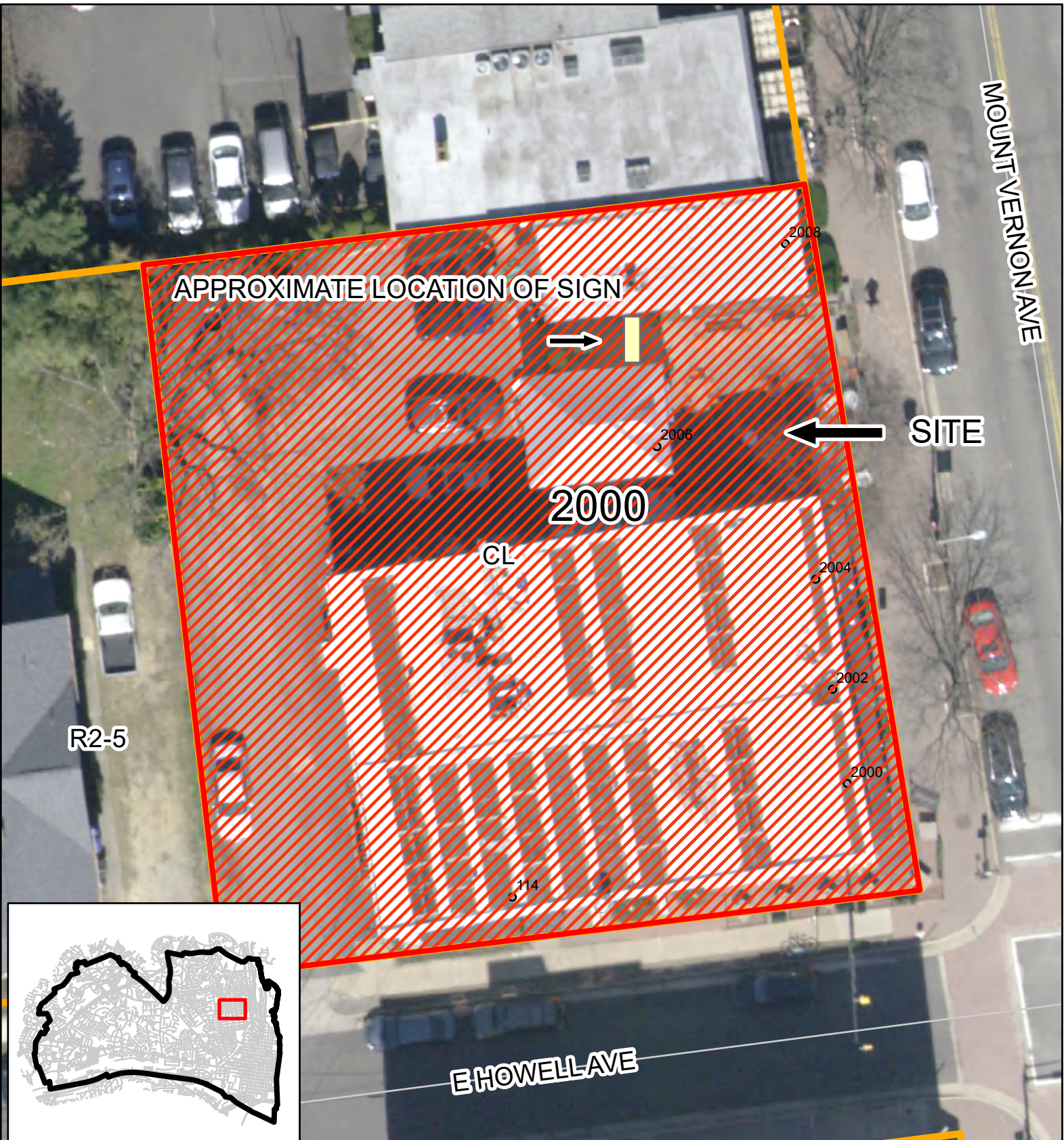


***Docket Item # 3
Special Use Permit #2023-00099
2000 Mount Vernon Avenue
Hi/Fi Tex Mex BBQ Sign***

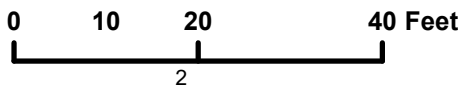
Application	General Data	
Public Hearing and consideration of a request to waive the sign requirements of Article IX of the Zoning Ordinance.	Planning Commission Hearing:	February 6, 2024
	City Council Hearing:	February 24, 2024
Address: 2000 Mount Vernon Avenue	Zone:	CL/Commercial Low
Applicant: Majestic Grill, Inc., represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac West

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 Reviewer: Mavis Stanfield, mavis.stanfield@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2023-00099
2000 Mount Vernon Avenue
Hi/Fi Tex-Mex BBQ



I. DISCUSSION

REQUEST

The applicant, Majestic Grill, Inc., requests Special Use Permit approval for a waiver of sign requirements per Section 9-103(D) of the Zoning Ordinance to allow an after-the-fact approval of a sign installed between two buildings.

SITE DESCRIPTION



Figure 1: Site Context

The subject site is one lot of record with approximately 120 feet of frontage on Mount Vernon Avenue, 113 feet of frontage on East Howell Avenue, and a total lot area of approximately 12,800 square feet (Figure 1). The site is improved with three, two-story commercial buildings. The building at 2000 Mount Vernon Avenue hosts the Evening Star restaurant, the Majestic Lounge, and Planet Wine retail beer and wine shop. The second

commercial building, at 2006 Mount Vernon Avenue, is currently occupied by restroom facilities and storage. The third building, 2008 Mount Vernon Avenue, is unoccupied. In the northwestern corner of the site is what was previously a 2,940 square foot parking area that the applicant has used for outdoor dining since the COVID-19 emergency.

The surrounding area is composed of a mix of commercial and residential uses. Commercial uses, including retail shops and restaurants, are located to the north, south and east of the site along Mount Vernon Avenue. A United States Post Office branch is located immediately to the south across East Howell Avenue. Residential uses, including multi-unit, two-unit and single-unit dwellings, are located immediately to the west.

BACKGROUND

A restaurant has operated at this location since 1984. It was known as The Snuggery prior to 1997, when Evening Star Café first opened following City Council approval of SUP #97-00051. Special Use Permit amendments were approved over the following two years to add 20 outdoor dining seats along Howell Avenue (SUP #97-00069), to add the Planet Wine shop (SUP #97-00190), and

to add limited indoor live entertainment (SUP #98-00157). City Council’s approval of SUP #1999-00105 added 35 seats in an upstairs bar and event room and allowed a nine-space parking reduction. City Council approved SUP #2012-00054 to add 30 seats of outdoor dining adjacent to the Planet Wine shop and for a 13-space parking reduction. A COVID-19 Temporary Outdoor Business Program permit (ZAP #2020-00211) allowed 66 outdoor seats at the rear of the lot and was in effect until September 30, 2022. Temporary outdoor permit holders who wished to permanently continue their outdoor dining uses on private property after September 30 were required to submit SUP application requests. As a result, City Council approved SUP#2023-00060 on October 14, 2023, to amend Special Use Permit #2012-00054 to permit additional outdoor dining, to expand the hours of operation for outdoor dining, to allow outdoor limited live entertainment, to allow outdoor cooking through a smoker, and to permit a temporary trailer.



Figure 2: Proposed Sign

While evaluating SUP #2023-00060, staff noticed that the subject sign had been erected without permit approval. The applicant responded and submitted a building permit application. Staff determined that the sign did not comply with Article IX and would require SUP approval, as no sign type in the Zoning Ordinance allowed for a sign installed between two buildings.

PROPOSAL

The applicant is requesting approval of an existing sign that is installed between the two buildings at 2006 and 2008 Mount Vernon Avenue. It is located approximately 36 feet from the front property line, is 10 feet wide, and is just under eight feet from the ground (Figures 3 and 4). The sign directs patrons from Mount Vernon Avenue, down a walkway, to the entrance of the Hi/Fi Tex Mex BBQ restaurant outdoor dining area, located behind the buildings.

The total sign area measures approximately 21 square feet. The sign consists of red steel letterforms with light bulbs displaying “Hi Fi.” The lighting faces only Mount Vernon Avenue and not in the direction of residences. In between the letterforms is a yellow neon graphic mounted on black painted plywood which extends one foot above the letters, as can be seen in Figures 2 and 3.

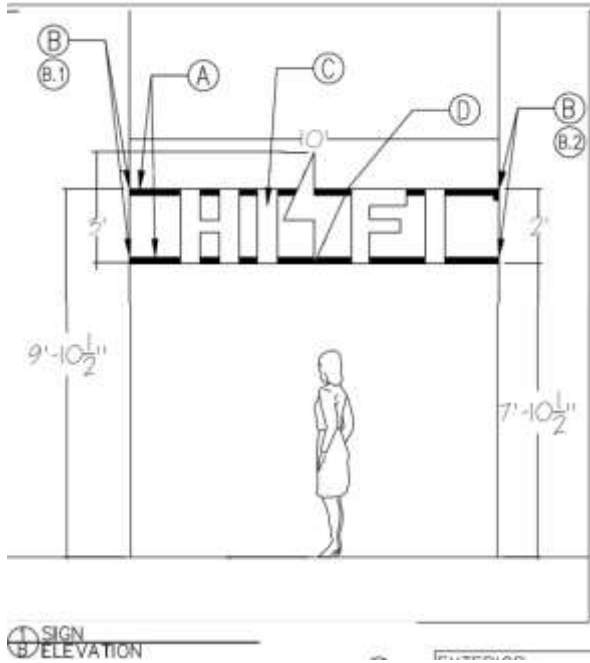


Figure 3: Graphic Depiction of the Subject Sign

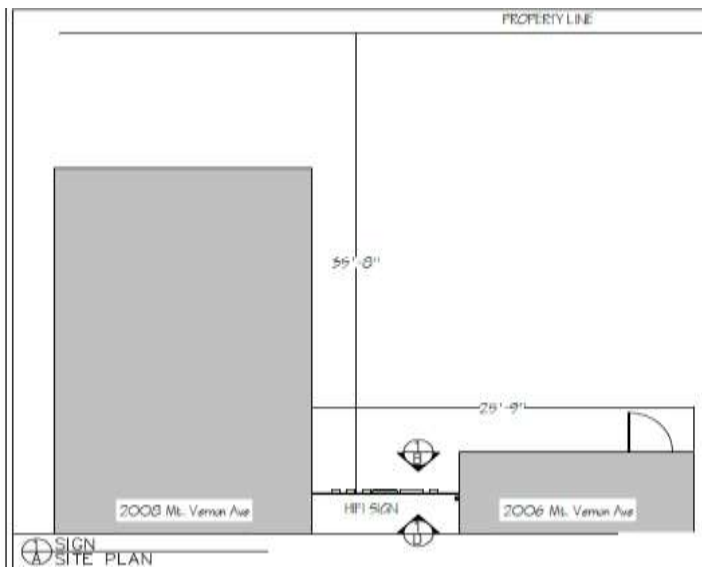


Figure 4: Graphic Depiction of Distance of the Sign from the Property Line

ZONING/MASTER PLAN DESIGNATION

The subject property is located within the CL/Commercial Low zone and the Mount Vernon Urban Overlay zone. Signage requirements for the CL zone are found in Article IX of the Zoning Ordinance. The Mount Vernon Avenue Urban Overlay promotes signage that creates a more attractive streetscape in keeping with the character of the street and, in Section 6-605 requires that signage complies with Article IX, including specific additions and modifications applicable to the Mount Vernon Urban Overlay. Although signs should be wall-mounted or projecting signs, the HiFi BBQ sign shares a distinct characteristic with a wall mounted sign as it is parallel to the street and, therefore, fulfills the intent of the criterion. The sign is installed below the second floor and is not free-standing, internally illuminated or a perpendicular box sign.

The property is also located within the Potomac West Small Area Plan. The Potomac West chapter of the Master Plan designates the property for commercial use. The Mount Vernon Avenue Business Area Plan amended the small area plan in 2005, stating on page 98 that signage “should be consistent in scale and language, appropriate to the surrounding context and oriented to the pedestrian.” Its signage goals are reflected in Section 6-605.

Section 9-102 of the Zoning Ordinance provides sign definitions and other sections of Article IX provide standards for each type of sign defined therein. Because the subject sign does not comply with any sign definition in Article IX, it can only be permitted through an SUP request to waive the requirements of the sign ordinance. Criteria for SUP approval, as set forth in Section 9-103(D) of the Zoning Ordinance are: (a) The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations; (b) The proposed signage will not have an adverse impact on the nearby neighborhood; and (c) The signs comply with the applicable standards for approval of a special use permit set forth in Section 11-504.

II. STAFF ANALYSIS

Staff supports the applicant’s request for a Special Use Permit to waive the sign ordinance requirements for an after-the-fact approval of a sign at 2000 Mount Vernon Avenue. In addition to complying with the additional sign requirements of the Mount Vernon Avenue Urban Overlay, staff has found that the proposal satisfies the criteria of Section 9-103(D):

a. The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.

The sign’s design represents a unique approach to meet the needs of the applicant; it could not be accomplished within the existing regulations. The sign serves to identify and frame the entrance to the rear dining area, which is largely not visible from Mount Vernon Avenue. The sign uniquely meets the applicant’s objectives by drawing pedestrians to the business, given that the entrance is set 36 feet from the sidewalk. Other permitted sign types would not achieve the same results as a wall sign is not possible at the walkway opening between the buildings and a projecting sign would not be visible from the sidewalk.

b. The proposed signage will not have an adverse impact on the nearby neighborhood.

The existing sign does not negatively impact the nearby neighborhood. The location of the sign is adjacent to several commercial establishments and harmonizes in design and size with the existing signs on the block. Given that the sign is set back 36 feet from the property line, the minimal lighting would not cause driver distraction. Additionally, the sign is not detrimental to residential uses as the lighting faces only Mount Vernon Avenue and staff has received no complaints associated with the sign. Noise impacts are not relevant as the signage does not include sound.

c. The signs comply with the applicable standards for approval of a Special Use Permit set forth in section 11-504.

The sign does not adversely affect the health or safety of the residents within the neighborhood and is not detrimental to the public welfare. The sign contributes to an appealing and lively commercial streetscape, causing no adverse effect on adjacent properties. The sign does not dominate the immediate vicinity as it harmonizes with the scale of other nearby signs and it is not internally illuminated. Should the sign receive SUP approval, it will undergo building permit review to ensure the installation complies with the statewide building code.

Pursuant to the conditions outlined 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The design and placement of the sign shall be consistent with plans and diagrams submitted on November 13, 2023. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Mavis Stanfield, Urban Planner, Department of Planning and Zoning

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:

No comments received.

Code Enforcement:

C-1 Sign and building permits are required.

Health Department:

No comments received.

Parks & Recreation:

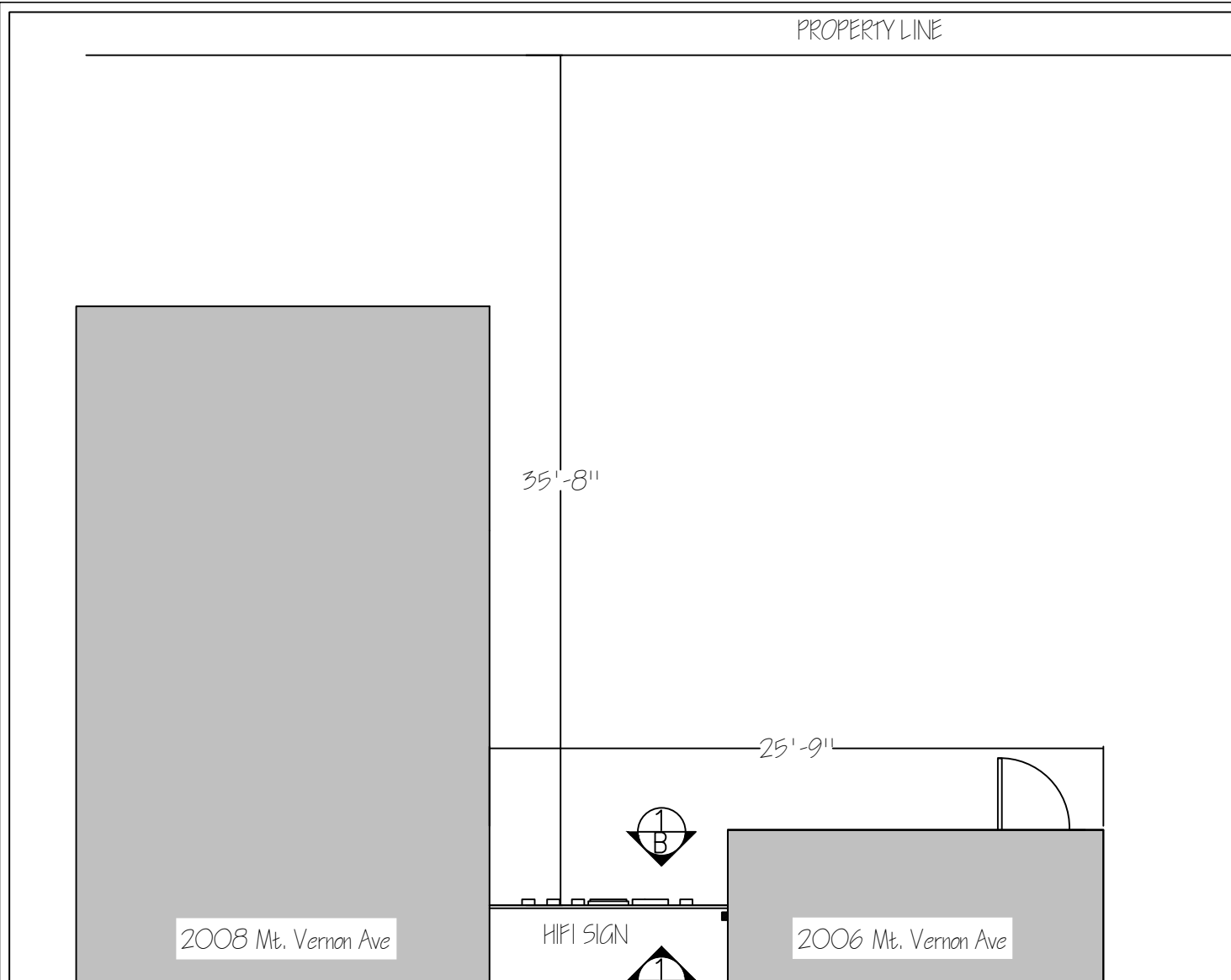
No comments received.

Police Department:

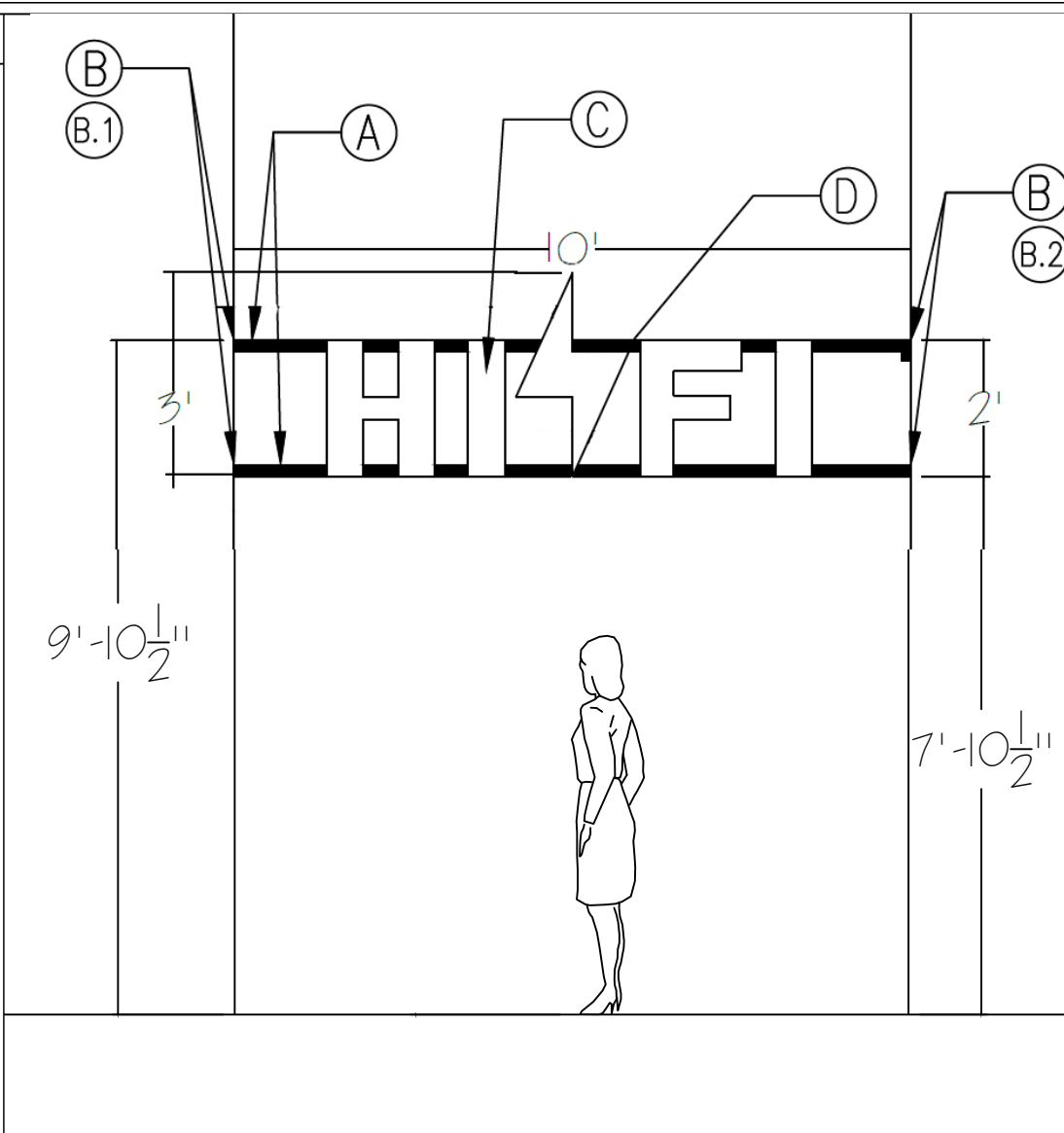
No comments received.

Fire Department

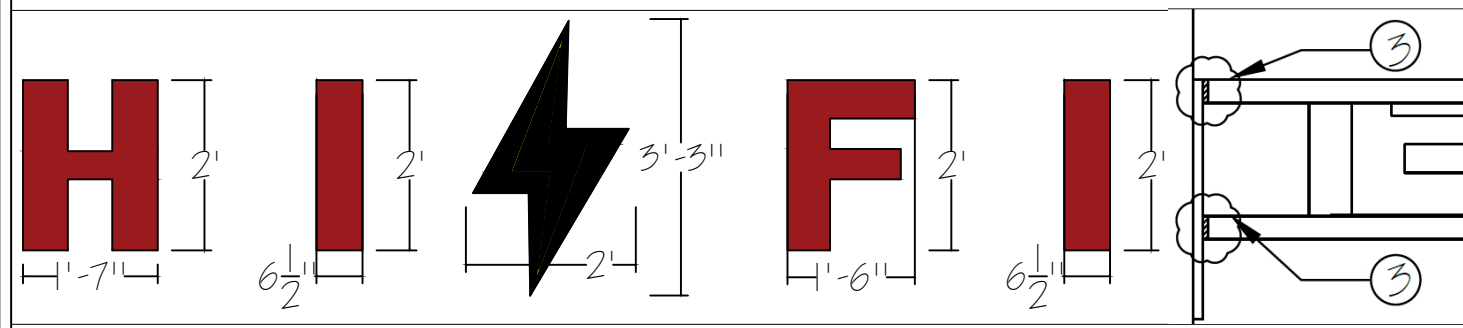
No comments received.



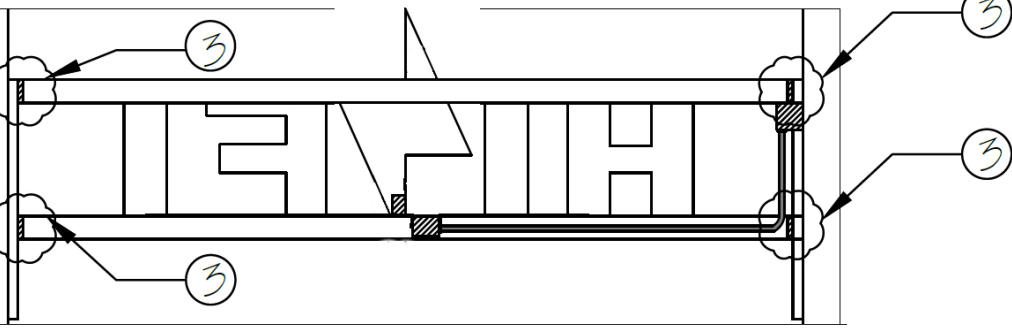
① SIGN
A SITE PLAN





① SIGN
B ELEVATION



① SIGN
C MEASUREMENTS



① SIGN
D ELEVATION

MATERIALS		
A	Wood 2x4 beam to support sign, painted black	
B	Wood beams (material A) secured to wood bracing with metal fence rail brackets (see ext Ref#1) using #9 1/2" wood screws	
B.1	Wood bracing attached to plaster wall on bldg 2006 with anchors and #6 1/2" drywall screws	
B.2	Wood bracing attached to vinyl siding wall on bldg 2008 with anchors and #6 1/2" drywall screws	
C	Red steel letterforms with E12 G type bulbs	
D	Yellow neon graphic mounted on black painted plywood	

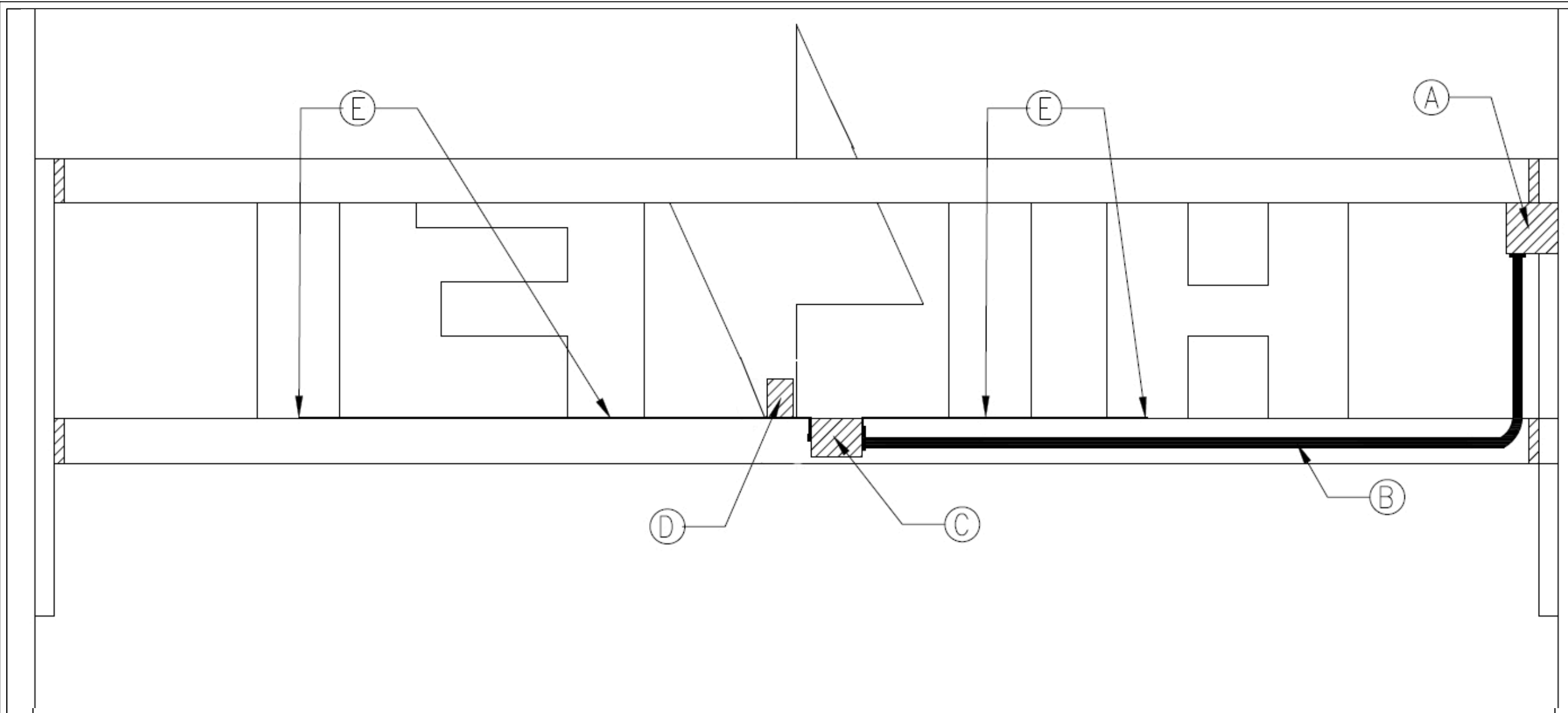



 Project HiFi TexMex & BBQ
 Drawing Signage Specifications
 Neighborhood Restaurant Group

SCALE: NTS
 DATE: 07/26/2023
 REV01: 10/3/2023
 CODE REF: 2018BCC

NOTATIONS
 1 Sign is illuminated – see drawing 2
 2 Signage coverage is 14.84 sq. ft.
 3 Metal fence rail bracket, see external Ref#1

1.0



MATERIALS	
A	Existing GFI outlet with outdoor cover, runs power to box C
B	Liquid-tight conduit runs power from box A to box C, ext Ref#2
C	Exterior junction box with plate (see ext Ref#3) runs power to each part of sign
D	Lightning bolt piece illuminated by 30mA 5-25W waterproof transformer (see ext Ref#4)
E	Letter forms have clear power cord that run 110V of power (see ext Ref#5) that powers the E12 G type light bulbs

① SIGN ELEVATION



Project HiFi TexMex & BBQ
 Drawing Signage Specifications- Electric Connections
 Neighborhood Restaurant Group

SCALE: NTS
 REV01: 10/3/2023
 CODE REF: 2018BCC

NOTATIONS	

2.0



HELLO



11







14



HIFI TEX MEX & BBQ

Signage Permit
Material and Power Supply Submittal
10.03.2023

TABLE OF CONTENTS

<u>REFERENCE NO.</u>	<u>MODEL NO.</u>	<u>DESCRIPTION</u>	<u>PAGE NO.</u>
1	FB24Z	Fence Rail Bracket	01
2	LT075-30	Liquatite Flexible Conduit	02
3	5321-0	Outdoor Junction Box	03
4	ME-120-3000-30	Waterproof Transformer	04-05
5	90-2406	Power cord	06

FB/FBR/FBFZ

Fence Rail Brackets

FB and FBR fence brackets make the connection between fence rails and posts simple and strong. Eliminates the need for toe nails or screws. Clean, versatile connections make planning and building fences, deck/porch railings and louvers easier and faster.

The patent-pending FBFZ flat rail bracket offers a more concealed install look. In addition to fence-rail connections, the FBFZ can also be used for handrail attachments for porch and deck railings that are 30" or closer to ground level.

Material: See table

Finish: FB/FBFZ/FBR — galvanized; FB24SS — stainless steel. Some products available in ZMAX® coating. See Corrosion Information, pp. 12–15.

Installation:

- FB/FBFZ — Install using 0.131" x 1 1/2" nails or #9 x 1 1/2" Strong-Drive® SD Connector screws.
- FB24R/FB24Z/FB24SS — Install with three fasteners into the rail and two fasteners into the supporting member.
- FB26 — Install with three fasteners into both the rail and the supporting member.
- FBR24Z — Sized for 0.148" x 1 1/2" nails or #9 x 1 1/2" Strong-Drive® SD Connector screws. Install with three fasteners into the rail and two fasteners into the supporting member.
- For FBFZ installation, position the bracket on the end of the 2x4 rail. Install fasteners into all three holes. Slide the rail into place against the post or other wood supporting member. Install one fastener through both the top and bottom holes into the supporting member.

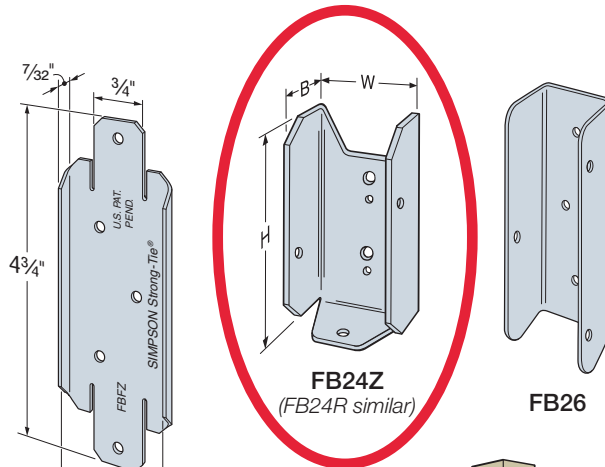
Codes: See p. 11 for Code Reference Key Chart

These products are available with additional corrosion protection. For more information, see p. 14.

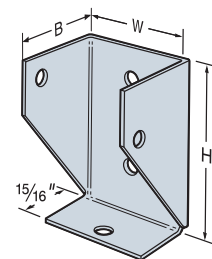
SD Many of these products are approved for installation with Strong-Drive SD Connector screws. See pp. 348–352 for more information.

Model No.	Ga.	Member Size	Dimensions (in.)			Code Ref.
			W	H	B	
SS FB24Z	20	2x4	1 9/16	3 3/8	3/4	—
FB24R	20	2x4 RGH	2	3 3/8	3/4	
FB26	18	2x6	1 9/16	5	1 1/2	
FB24Z	18	2x4	1 9/16	2 7/16	1 1/2	—
FBFZ	18	2x4	1 9/16	4 3/4	7/32	

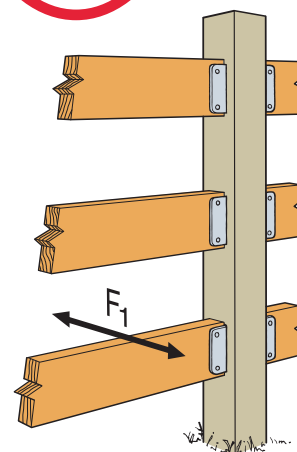
1. FB26 has an allowable load for F₁ of 365 lb.
2. FBR24Z: R = rail (not rough).



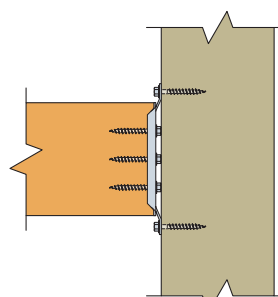
FBFZ
US Patent Pending



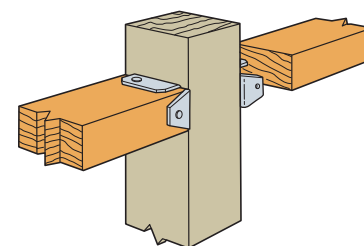
FBR24Z



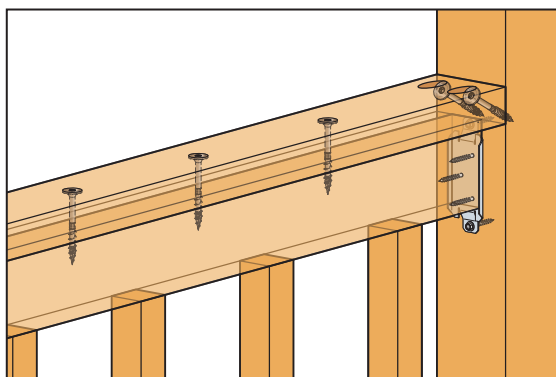
Typical FB26 Fencing Installation



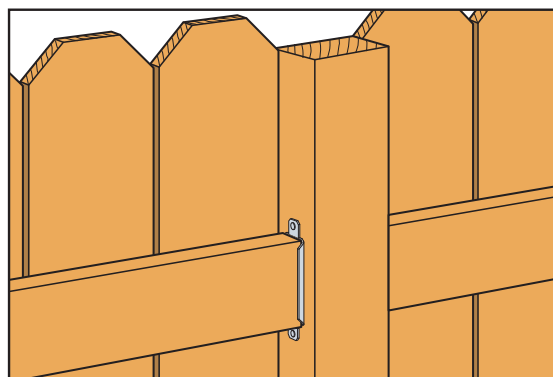
1. Tabs on either end of the FBFZ bracket can be slightly bent to adjust for the rail length.



Typical FBFZ Installation



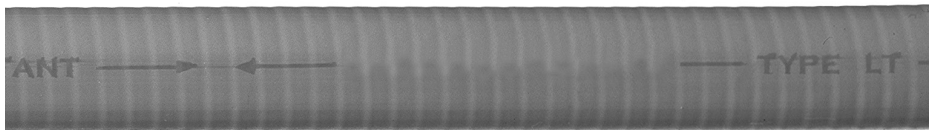
Typical FBFZ Handrail Installation
(3" SDWS Timber screws shown)



Typical FBFZ Fence Rail Installation

Steel Core

Type LT



JIC

Trade Size (in.)	Cat. No.	Carton Content* (m)	Cat. No.	Reel Content* (m)	Cat. No.	Reel Content* (m)	Inside Bend Radius		Weight kg/30m
							in.	(mm)	
1/4	LT025-75	75	-	-	-	-	1.0	(25.4)	8
5/16	LT032-75	75	-	-	-	-	1.0	(25.4)	8
3/8	LT038-30	30	LT038-150	150	LT038-300	300	1.5	(38.1)	9
1/2	LT050-30	30	LT050-150	150	LT050-300	300	2.0	(50.8)	11
3/4	LT075-30	30	LT075-150	150	LT075-300	300	2.5	(63.5)	15
1	LT100-30	30	LT100-120	120	-	-	3.0	(76.2)	24
1-1/4	LT125-15	15	LT125-75	75	-	-	3.5	(88.9)	31
1-1/2	LT150-15	15	LT150-45	45	-	-	4.5	(114.3)	40
2	LT200-15	15	LT200-30	30	-	-	5.5	(139.7)	53
5	LT500-8	8	-	-	-	-	17.5	(444.5)	212
6	LT600-8	8	-	-	-	-	22.5	(571.5)	259

See Chart on p. G28 for dimensions and tolerances
 * See p. G27 for label and packaging detail

Type LT

A general purpose, flexible liquidtight steel conduit designed for a variety of installations requiring motion, vibration and bending. It offers good mechanical and moisture protection to enclosed conductors.

Construction

The flexible inner core is made from a spiral wound strip of corrosion resistant plating steel. The 1/4 through 2 inch trade sizes are squarelock formed and, with the exception of the 1/4 inch size, contain a nylon cord packing within the convolutions.

The larger sizes are constructed with a fully interlocked strip to add strength and to prevent unraveling.

A flexible yet durable PVC jacket is extruded over this core creating a liquidtight conduit resistant to most oils, acids and vapors present in industrial environments.

Refer to the Conduit — Chemical Resistance Chart beginning on p. G30.

Applications

This conduit is used extensively in the machine tool and other industrial environments where flexibility is necessary for installation and maintenance or where vibration and movement must be absorbed. The inherent sunlight resistance of PVC enables this product to be used in outdoor applications. Compatible with standard liquidtight fittings. The construction of this conduit conforms to, and is suitable for use with Sections 16 & 17.7 of the Electrical Standard for Industrial Machinery (ANSI/NFPA-79).

Working Temperatures

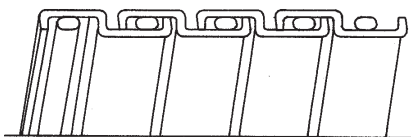
-20°C to 80°C

Listing / Certification

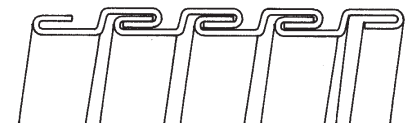
JIC — manufactured in accordance with the dimensions and specifications as outlined by the Joint Industrial Council Standard for Mass Production Equipment and Machine Tools.

Standard Colours

Machine tool grey and black. Other colours available upon request. Part numbers listed designate grey jacket.



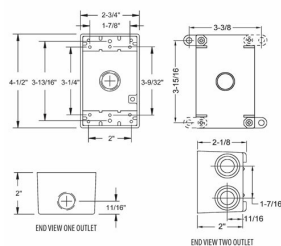
Squarelock with Filler
 5/16 in. - 2 in.



Interlock
 2-1/2 in. - 6 in.

SINGLE GANG BOXES - 2 IN. TO 2-5/8 IN. DEEP
**2 in. Deep, with Lugs - Four Threaded Outlets - 4-1/2 in. x 2-3/4 in.
N/A**

D04



Catalog #: 5321-0

APPLICATIONS

For use in branch circuit wiring in wet, damp, or dry locations
May be used as a weatherproof junction box, or as a housing for receptacles, switches, and GFCI's

PRODUCT FEATURES

- Reinforced connector outlets
- State-of-the-art powder coat finish provides maximum weatherability and scratch resistance
- Eight box mounting options with detachable lugs
- Two closure plugs included
- Hubs accept all threaded fittings and threaded conduit
- Ground screw installed
- Multi-lingual instructions in each package
- Includes gasket and mounting hardware
- N/A

UL LISTED

File E195978

CSA

C22.2 No. 18

NEMA

3R Rated

GENERAL PRODUCT INFORMATION

Color: Gray

CONFIGURATION

Number Of Outlets: 4
Gangs: 1

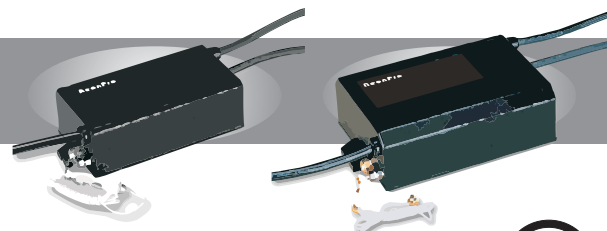
PRODUCT MEASUREMENTS

Depth: 2 in.
Outlet Size: 1/2 in.
Cubic Inches (cm³): 18.3 (299.9)
Wt. Ea. (Lbs.): 0.630

PACKAGING

Package Type: Shrink
Std. Pkg.: 20
Product UPC-A Labeled: Yes
Ship Carton Length (in.): 16.19
Ship Carton Width (in.): 6.50
Ship Carton Height (in.): 8.50
Ctn Weight (Lbs.): 12.60
Pallet Qty: 1800.00
UPC Number: 050169532102
I2of5: 50050169532107

NeonPro® -Instructions



Me-120-12000-30, Me-120-9000-30,
Me-120-6000-30, Me-120-3000-30

Electronic Neon Power Supplies



LISTED

NEON POWER SUPPLY
38AT

1、 Specifications

The ME series electronic power supplies operates as a constant current source and automatically adjust to tube length (including electrodes) from short circuit (0 length) to the maximum value listed in the footage chart.

MODEL	INPUT	OUTPUT	DIAMETER TUBING(mm)	7	8	9	10	11	12	13	15
			GAS PRESSURE	18 M.M.	17 M.M.	15 M.M.	13 M.M.	12 M.M.	11 M.M.	10 M.M.	9 M.M.
			TUBE TYPE	STANDARD LOAD LENGTH (ft)							
Me-120-12000-30	120VAC 50/60Hz 0.9A	8kV 30mA	NEON	16	18	21	25	30	35	39	45
			MERCURY	18	21	25	30	36	42	46	55
Me-120-9000-30	120VAC 50/60Hz 0.75A	6.5kV 30mA	NEON	12	13	15	19	22	26	29	33
			MERCURY	14	15	18	23	26	31	33	40
Me-120-6000-30	120VAC 50/60Hz 0.5A	5kV 30mA	NEON	7	8	9	11	13	16	17	19
			MERCURY	8	9	11	12	15	18	20	23
Me-120-3000-30	120VAC 50/60Hz 0.3A	3KV 30mA	NEON	4	4	5	5	6	8	8	10
			MERCURY	4	4	5	6	7	9	10	12

Maximum length in feet may vary according to GTO leads length and environment. Deduct 1 foot from above figures for each pair of electrodes. Footage for mercury filled tubes is based on operating temperatures above 4°C (40°F). Deduct 25% of footage for operation below 4°C (40°F).

Do not exceed the maximum tube length described in the "LOAD LENGTH" footage chart (overload), because the performance and the life of the power supply will be reduced.

2、 Installation

- Installation shall be in accordance with the applicable electric codes and applicable sign regulations.
- The power supply can be installed on a metallic or a non-metallic surface. The Power Supply produces heat during normal operation. Therefore, install the power supply in a location which minimizes overheating. Free air flow must be allowed around the enclosure and adequate ventilation is essential for long life operation.
- Power supply must be secured in place with two permanent fasteners (#6 screw minimum).
- Grounding : The ground tab provided on the power supply allows you to ground all metallic parts of the sign. Remove all paint or varnish at banding point and install a star washer to insure good contact.
- GTO covering : If a non-metallic conduit is used (e.g., High voltage covering UL recognized, CSA certified), the power supply enclosures have been designed to fit the conduit.
- It is recommended to install the power supply in a position to make the GTO leads as short and as equal as possible.(See Fig.1)
- Always Keep a minimum 1" (25mm) spacing between GTO and GTOs, supply leads, any metallic surface, or supply shell.
- If more than one power supply is used to illuminate a sign :
 - Keep 3 inches (75mm) between power supplies.(See Fig.2)
 - Never cross GTO leads.(See Fig.3)
 - Never cross GTO leads with the supply leads.

3、 Troubleshooting

The ME series power supply is equipped with integral ground-fault protection, output over voltage, open circuit, and protection circuit as safety features.

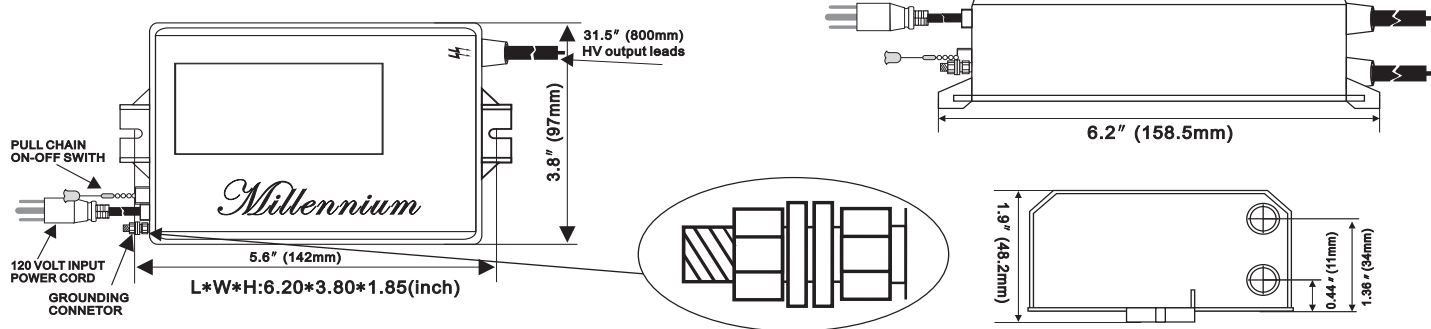
If over voltage, open circuit, ground-fault, or abnormal neon tubing occurs, the ME transformer will shut off. This may be created by defective neon tubing, disconnected neon circuit, an arcing, short circuit, electrodes to ground, or similar condition.

If the safety features are activated:

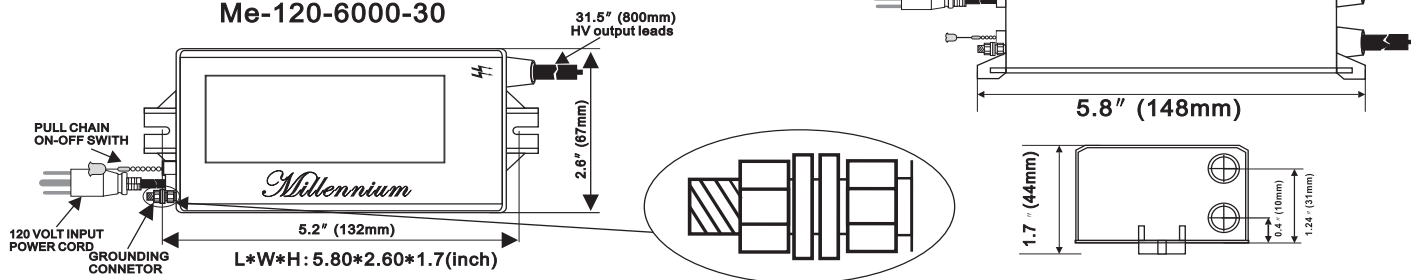
- Disconnect the power cord for at least 5 seconds.
- Repair secondary fault.
- Reconnect the power cord and toggle pull chain switch until the sign illuminates (for multifunction models it is necessary to step through the off position of the switch).

4. dimensions

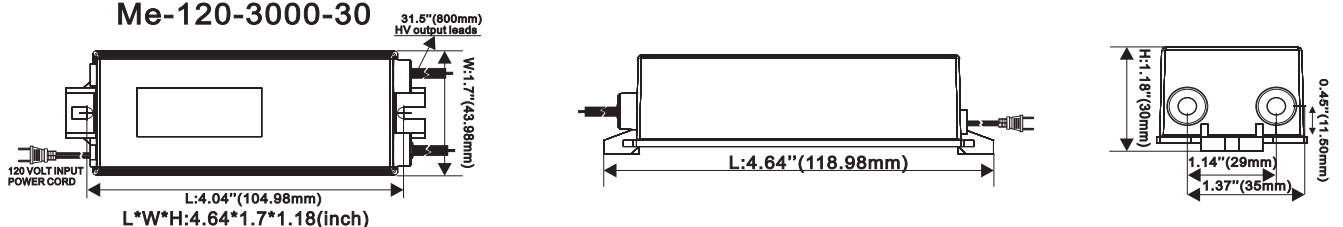
Me-120-12000-30



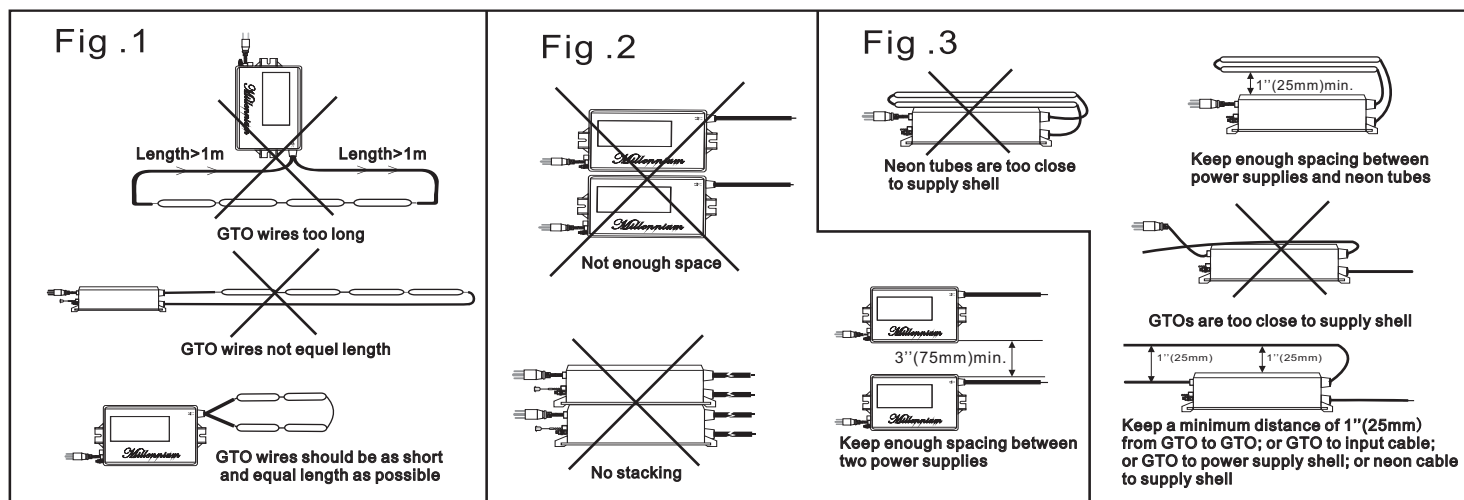
Me-120-9000-30
Me-120-6000-30



Me-120-3000-30



5. Installation Diagram



CAUTIONS

- This neon power supply is designed to be used with neon light tubing only.
- Output of the power supply is high voltage and dangerous. To avoid electrical shock, do not plug transformer into power source until all connections to the sign have been made.
- Risk of fire. DO NOT connect any part of output circuit to any grounded metal.
- Usage of any flasher, dimmer or other devices is NOT recommended. Using these devices may damage the power supply.
- Do not operate power supply without load.
- The Ground Fault Protection circuit does NOT protect against shock hazard.
- The performance of the ME series transformer may be affected if the installation requirements listed above are not met.

WARRANTY: Hyrite will warrant against defects in material and workmanship under normal use for two years from the date of manufacturing. Hyrite will repair or exchange the defective units based on our sole discretion and the liability is limited to replacement of the defective product. We will not be responsible for shipping and installation cost incurred by the buyer. Misuse, improper installation or tampering with the units will void all warranties.

Lighting Supply

Progs removed - used as whip to junction box



SATCO/NUVO 12 Foot 18/3 SVT Clear Silver 3 Prong Molded Plug (90-2406)

Item No: 90-2406



SPECIFICATIONS

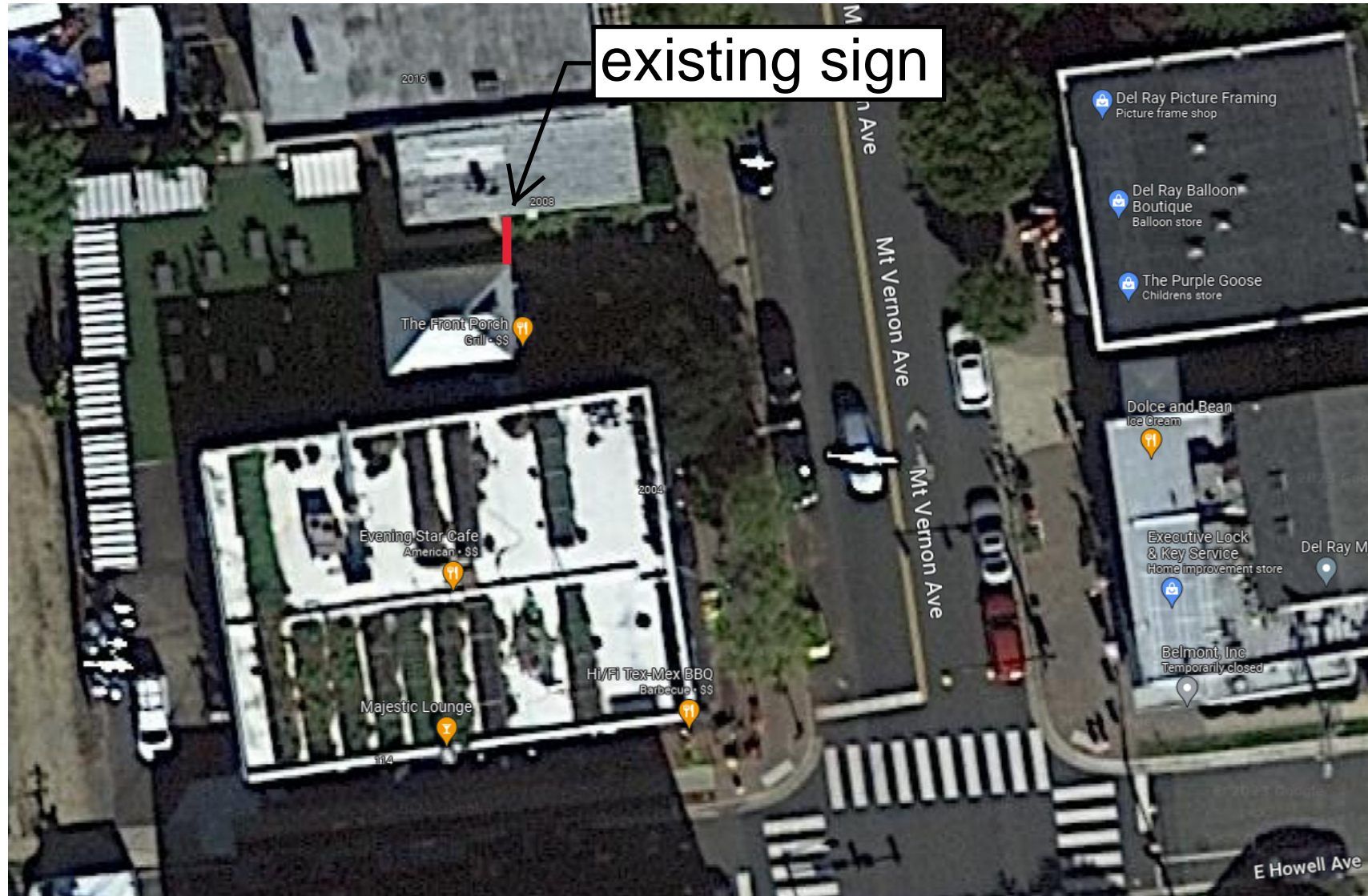
Brand	SATCO/NUVO	Manufacturer Part Number	90-2406
Manufacturer Code	90/2406	UPC Code	#045923000072
GTIN	#045923000072	Case Pack	1
Housing Finish	Silver		

DIMENSIONS

DESCRIPTION

SATCO/NUVO 12 Foot 18/3 SVT Clear Silver 3 Prong Molded Plug (90-2406)

Context Plan





APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2000 Mt. Vernon Avenue

TAX MAP REFERENCE: 034.04-06-14 **ZONE:** CL/Commercial Low and Mt Vernon Urban Overlay

APPLICANT:

Name: Majestic Grill, Inc.

Address: 2000 Mt Vernon Avenue

PROPOSED USE: SUP for sign

- 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.

Majestic Grill, Inc. By: M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Mailing/Street Address

Arlington, Virginia 22201

City and State Zip Code

11-13-2023

Signature Date

703-528-4700 703-525-3197

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attachments, 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 attachments

2000 MT VERNON AVE LLC

2000 Mt. Vernon Avenue, LLC
2000 Mt. Vernon Avenue
Alexandria, Virginia 22301

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

Re: Consent to File Application for a Special Use Permit and Related Requests
2000 Mt. Vernon Avenue, Tax Map No. 034.04-06-14 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, 2000 Mt. Vernon Avenue, LLC hereby consents to the filing of a Special Use Permit application and any other related applications to facilitate the expansion of outdoor dining and associated improvements on the Property by Majestic Grill, Inc.

Very truly yours,

2000 MT. VERNON AVENUE, LLC



By: _____

Name: Stephanie Babin

Title: Member

Date: June 29, 2023



Majestic Grill, Inc.
 2000 Mt. Vernon Avenue
 Alexandria, Virginia 22301

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

Re: Authorization to File Application for a Special Use Permit and Related Requests
 2000 Mt. Vernon Avenue, Tax Map No. 034.04-06-14 (the "Property")

Dear Mr. Moritz:

Majestic Grill, Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application and any other related applications to facilitate the expansion of outdoor dining and associated improvements on the Property.

Very truly yours,

MAJESTIC GRILL, INC.

By: Stephanie Babin

Name: Stephanie Babin

Title: Vice President

Date: 6/29/2023

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. Stephanie Babin	308 Hume Avenue, Alexandria, Virginia	51%
2. Michael Babin	304 Aspen Place, Alexandria, Virginia	49%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2000 Mt Vernon Avenue (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. Stephanie Babin	308 Hume Avenue, Alexandria, Virginia	50%
2. Michael Babin	304 Aspen Place, Alexandria, Virginia	50%
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. Stephanie Babin	None	None
2. Michael Babin	None	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.

11-13-2023

Majestic Grill, Inc. By: M. Catharine Puskar, Attorney/Agent

Date

Printed Name


Signature

Narrative Description
2000 Mt Vernon Ave; Tax Map 034.04-06-14
Majestic Grill, Inc. (the “Applicant”)

The Applicant requests approval of a Special Use Permit (“SUP”) to permit an existing sign at the property located at 2000 Mt. Vernon Avenue (the “Property”), which was installed as part of the renovations associated with Hi/Fi Tex Mex BBQ.

Hi/Fi Tex Mex BBQ outdoor dining is located at the rear of the Property and is obscured from view on Mt. Vernon Avenue by an existing building. In order to increase visibility and to help patrons locate the entrance of the outdoor dining area, the Applicant has installed a sign on a frame system suspended between the side wall of 2006 Mount Vernon Avenue and the side wall of the neighboring building, which is owned by an entity affiliated with the Applicant.

Given that this type of suspended sign with illumination is not identified in Article IX of the Zoning Ordinance, the Applicant requests approval of an SUP pursuant to Section 9-103(D) to permit the existing sign. The sign has a unique and creative design, and its suspended placement is appropriate to guide visitors to a space between buildings, rather than inside them. The sign will only be illuminated during business hours, and all illumination faces out toward Mt. Vernon Avenue and away from any neighboring residences, so there are no associated adverse impacts to neighbors or the public welfare.

Building upon the success of the original Evening Star, the individuals behind Majestic Grill, Inc. have not only expanded their footprint in Alexandria with Rustico, Buzz, Vermilion, and Josephine’s, but have opened successful, award winning, concepts throughout Northern Virginia and beyond. Hi/Fi Tex Mex BBQ, the teams’ most recent addition to its family of restaurants, has been very well received to date and is a logical continuation of the outdoor dining venue established during Covid. Its discreet location on the Property necessitates unique signage to provide wayfinding for patrons, and its creative design helps evoke a fun and inviting atmosphere for visitors and residents of Del Ray.

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: Sign

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).

N/A

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

N/A

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

Day:
N/A

Hours:

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

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)

N/A

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

N/A

C. How often will trash be collected?

N/A

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

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

N/A

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. **N/A**

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 **N/A**

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.

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?
N/A

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

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No **N/A**

Do you propose to construct an addition to the building? Yes No **N/A**

How large will the addition be? N/A square feet.

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

N/A sq. ft. (existing) + _____ 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: between two buildings

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets



APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?

N/A

2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

No other signs exist for this restaurant tenant.

3. Provide the length of frontage for every street that the subject property touches.

Mt. Vernon Avenue: Approximately 113 FT; East Howell Avenue: 113 FT

4. How many businesses are located on the property?

4

5. How many signs are proposed?

1

6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

Length: 10 FT

Width: 3 FT

Area: 30 SF

Height above grade: 7.875 FT to underside of sign, to top of sign

7. How will the sign(s) be illuminated?

Light bulbs within the interior letters/symbol, as shown in enclosed plans.



Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.