



DOCKET ITEM #2
Special Use Permit #2016-0055
2307A Mount Vernon Avenue (Parcel Address: 2305
Mount Vernon Avenue) – The Happy Tart Bakery

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public hearing and consideration for a restaurant with outdoor seating and for a parking reduction	Planning Commission Hearing:	October 4, 2016
	City Council Hearing:	October 15, 2016
Address: 2307A Mount Vernon Avenue (Parcel address: 2305 Mount Vernon Avenue)	Zone:	CL/Commercial Low
Applicant: Emma Cech	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: Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2016-0055
2307 A Mount Vernon Avenue (parcel
address: 2305 Mount Vernon Avenue)



I. DISCUSSION

The applicant, Emma Cech, requests to operate a restaurant with outdoor dining at an existing retail bakery and requests a parking reduction.

SITE DESCRIPTION

The subject site is located on one parcel of record. The parcel has 57 feet of frontage on Mount Vernon Avenue, a lot depth of 105 feet, and a lot area of 5,977 square feet. It is developed with an L-shaped, 4,329 square foot, one story commercial building, a non-contributing building within the Town of Potomac National Register Historic District, containing three commercial units. A 12-foot by 84-foot (approximately 1,000 square feet) paved area is located to the north of the building with frontage on Mount Vernon Avenue. The applicant's 995 square foot tenant space for the existing bakery is located at the rear of the building and is accessed from this paved portion of the parcel (Figure 1).



*Figure 1:
Existing site for The Happy Tart Bakery*

Non-residential uses surround the applicant's business. A nail salon and a personal fitness studio are located to the south in the subject building. The Stomping Ground restaurant and a dental office are sited to the north. A church is located to the east and the Dairy Godmother and Holy Cow restaurants operate directly across the street to the west.

BACKGROUND

The retail bakery, specializing in gluten-free pastries, has operated since January 2012. The hours of operation for the bakery are: 11 a.m. to 7 p.m., Wednesday – Friday; 9 a.m. to 7 p.m., Saturday; and 10 a.m. to 4 p.m., Sunday. Staff has received no complaints about the business.

PROPOSAL

The applicant requests to add a restaurant component to an existing retail bakery at 2307A Mount Vernon Avenue. The restaurant would feature crepes, quiche, salad, soup, omelettes, desserts, coffee, wine, and hard cider, similar to the applicant's operation in Falls Church. Ten seats would be provided indoors. Twenty outdoor seats would be placed along the north side of the building in the 1,000 square foot, paved area in front of the existing bakery. The applicant would commission the painting of a mural along the north building wall as a backdrop to the outdoor dining area (Figure 2). The majority of the food preparation would take place at the Falls Church location and would be delivered by minivan each morning prior to the business opening.

Delivery vehicles would access the business by the paved area, where outdoor dining furniture would be moved and consolidated to accommodate deliveries.

The applicant also requests a technical parking reduction for three parking spaces as parking is not accommodated at the site. The applicant proposes to lease three spaces for employees at the Salvation Army located at 1804 Mount Vernon Avenue, which is 1,380 feet from the proposed restaurant.



Figure 2:
Conceptual renderings of the proposed restaurant and outdoor dining

A summary of the applicant's proposal is:

<u>Hours of Operation:</u>	11 a.m. to 9 p.m., Monday – Thursday 11 a.m. to 10 p.m., Friday 9 a.m. to 10 p.m., Saturday 9 a.m. to 6 p.m., Sunday
<u>Number of Seats:</u>	10 indoor 20 outdoor
<u>Type of Service:</u>	Counter and carry-out
<u>Delivery:</u>	No delivery service is proposed.
<u>Live Entertainment:</u>	No live entertainment is proposed.
<u>Alcohol:</u>	On-premises alcohol service is proposed.
<u>Employees:</u>	Up to 5 employees
<u>Noise:</u>	No significant noise impacts are expected.
<u>Odors:</u>	Minimal odors associated with cooking crepes and cookies; large scale baking is done at the Falls Church location.
<u>Trash/Litter:</u>	Two bags of trash a day would be collected, daily. Trash receptacles would be placed inside the restaurant and in the seating area.

PARKING

Section 8-200(A)(8) of the zoning ordinance requires one off-street parking space for every four restaurant seats. Section 11-513(M)(3) exempts restaurants from providing parking spaces for the first 20 outdoor dining seats. Ten indoor restaurant seats would require the availability of three parking spaces. The applicant would satisfy the requirement through a lease of three parking spaces for employee use at the Salvation Army 33-space parking lot, located at 1804 Mount Vernon Avenue, 1,380 feet away from the proposed restaurant. Given that the distance to the parking lot exceeds 500 feet, the applicant must request a technical parking reduction for these spaces (Figure 3).

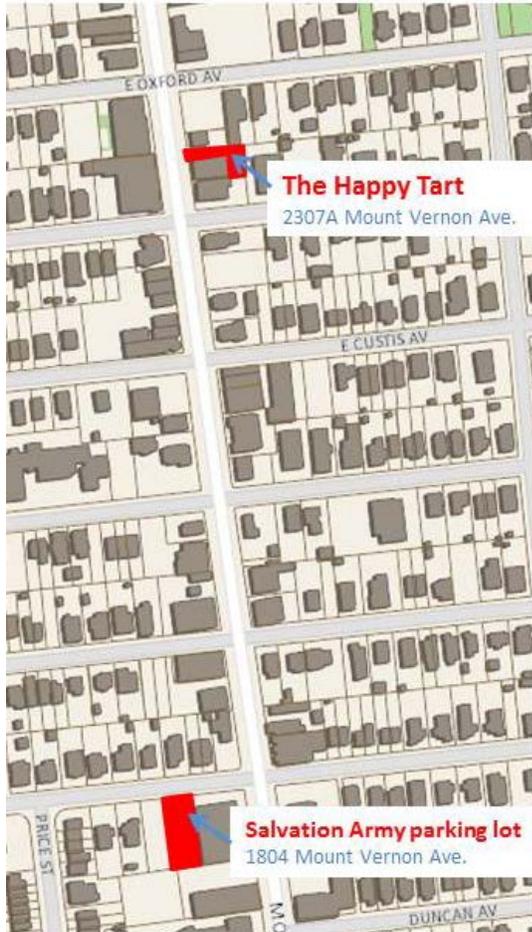


Figure 3:
*Location of leased parking spaces at the
Salvation Army in relation to proposed restaurant*

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CL Zone and in the retail focus area of the Mount Vernon Avenue Urban Overlay Zone. Sections 6-603(D)(1) and (2) permit restaurants and outdoor dining, respectively, with administrative Special Use Permit approval. Section 8-100(A)(4), however, permits a reduction in off-street parking requirements only with City Council approval of a Special Use Permit. The restaurant and outdoor dining use requests have been incorporated into full-hearing SUP request for a parking reduction.

The property is located within the Potomac West Small Area Plan that designates it for commercial use. It is also sited within the Mount Vernon Business Area Plan that supports restaurant uses, outdoor dining, and public art along the Mount Vernon Avenue commercial corridor.

II. STAFF ANALYSIS

Staff supports the applicant's SUP requests to operate a restaurant with outdoor dining and for a three space technical parking reduction at 2307A Mount Vernon Avenue. Neighborhood vitality would be enhanced with the addition of a unique restaurant concept and a creatively designed outdoor dining space along Mount Vernon Avenue. The proposed outdoor dining area would not only draw additional attention to the business, now set back 84 feet from the street, but also improve the visual appeal of the overall streetscape. The installation of a mural along the expansive north building wall would contribute to the appealing collection of public art on Mount Vernon Avenue, a characteristic feature of the neighborhood.

Further, staff supports the technical parking reduction request as the applicant would provide the required three parking spaces for employee use at 1804 Mount Vernon Avenue through a lease agreement with the Salvation Army, as mandated in Condition 17. The location is approximately four blocks away and would be suitable for employees who drive. For employees who do not drive to and from work, alternative transportation options – DASH, Metrobus, and Bikeshare – are located proximate to the business. The applicant is required to encourage employees to use these and other forms of public transportation, as stated in Condition 14. This condition also requires that the applicant contact Local Motion, a City program that assists business owners with public transportation options, including information on how to establish an employee transportation benefits program.

Staff does not expect that parking impacts would result from restaurant patrons given that the proposed restaurant is relatively small and is located in the midst of a densely populated and walkable neighborhood. Nonetheless, the applicant is required to promote the use of off-street parking at nearby lots in Condition 15. Two parking lots are located nearby at 2311 Mount Vernon Avenue, the site of the Saturday Farmers' Market, and across the street in the Department of Community and Human Services parking lot. The latter is open to the public during peak restaurant hours on evenings and weekends. The applicant would also encourage patrons' use of public transit, as required in Condition 16.

The Del Ray Land Use Committee of the Del Ray Citizens Association has submitted a letter of support for the SUP request. It asked that the applicant enter into a lease agreement for three parking spaces and that delivery vehicles refrain from encroaching on the sidewalk. These concerns are addressed in Conditions 17 and 12, respectively. In addition, the committee requested that the applicant provide a bicycle rack on the property. Although staff acknowledges the benefits of an on-site bicycle rack, it found that space did not exist for one on the property with the addition of outdoor dining. As a convenient alternative, bicycling patrons could use the six-space bicycle rack located nearby at the 2311 Mount Vernon Avenue parking lot while visiting the restaurant.

Staff has standardized the daily hours of operation as 9 a.m. to 10 p.m. in Condition 3 to allow the applicant flexibility. Although odor, noise, and litter impacts are not expected, Conditions have been added to abate potential issues. Cooking odors must be restricted to the property, as required in Condition 19. Exterior loudspeakers are prohibited and amplified sound shall not be audible at the property line, as regulated in Condition 20. Litter must be removed from the area at least three times a day, pursuant to Condition 27.

Subject to the conditions contained 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 maximum number of indoor seats shall be 10; the maximum number of outdoor seats shall be 20. (P&Z)
3. The hours of operation for indoor seating shall be 9 a.m. to 10 p.m., daily. Meals ordered before 10 p.m. may be served, but no new patrons may be admitted and all patrons must leave by 11:00 p.m., daily.(P&Z)
4. The hours of operation for outdoor seating shall be 9 a.m. to 10 p.m., daily. Outdoor dining shall be closed and cleared of all customers by 10:00 p.m. Sunday through Thursday and by 11:00 p.m. on Friday and Saturday. (P&Z)
5. The outdoor dining area shall be cleaned and washed at the close of each business day that it is in use. (P&Z)
6. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
7. On-premises alcohol sales are permitted. Off-premises alcohol services are not permitted. (P&Z)
8. Delivery of food to customers may not operate from the restaurant. (P&Z)
9. Live entertainment is not permitted. (P&Z)
10. Food, beverages, or other material shall not be stored outside. (P&Z)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
12. Supply delivery vehicles shall not encroach in the public right-of-way. (P&Z)
13. The applicant shall require its employees who drive to use off-street parking. (T&ES)
14. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion

at localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

15. The applicant shall direct patrons to the availability of off-street parking at nearby lots and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Del Ray Parking Study. (T&ES)
16. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
17. The applicant shall maintain an up-to-date parking agreement for three off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during regular SUP inspections. (P&Z) (T&ES)
18. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
19. 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)
20. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.(T&ES)
21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
22. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
23. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
24. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES) (P&Z)

25. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
26. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
27. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
28. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) 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; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services
Ann Horowitz, Urban Planner

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 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion at localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall direct patrons to the availability of off-street parking at nearby lots and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Del Ray Parking Study. (T&ES)
- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
- R-5 The applicant shall maintain an up-to-date parking agreement for three off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during regular SUP inspections. (T&ES)
- R-6 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-7 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-8 The use must comply with the city's noise ordinance. 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-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-10 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)

- R-11 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-12 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-13 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-14 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-15 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 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)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A Building permit, full plan review and inspections are required for this project prior to occupying this structure.

- C-2 This space is identified as a change of use and will need to comply with the 2012 VA Rehabilitation Code or the current applicable building code based on when building permits are applied for.

Fire:

- C-1 Based on the information provided, it appears the occupancy load will be less than the number required for a fire prevention permit. However, if occupant load exceeds 49, including customers and staff, a fire prevention permit 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.
- 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.

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0055

PROPERTY LOCATION: 2307A MOUNT VERNON AVENUE, ALEXANDRIA, VA

TAX MAP REFERENCE: 034.02-07-22 **ZONE:** CL

APPLICANT: Cech
Name: The Happy Tart Bakery, Emma Cech, Owner

Address: ~~206 Laveen Avenue, Alexandria, VA 22305~~
2307A Mt. Vernon Ave. Alex VA 22304

PROPOSED USE: RESTAURANT and a parking reduction

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.

Emma Cech
Print Name of Applicant or Agent
206 Laveen Ave
Mailing/Street Address
Alex VA 22305
City and State Zip Code

[Signature]
Signature
7/25/2016
Date
571-241-7588
Telephone #
happytartbakery@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2307 A Mt Vernon Ave, I hereby
(Property Address)
grant the applicant authorization to apply for the Restaurant use as
(use)
described in this application.

Name: Rafiq Mahmood

Phone: 703 683 8800

Address: 210 N. Washington St
Please Print

Email: Rafiq4290@AOL.com

Signature: Rafiq Mahmood

Date: 7/21/2016

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 ten percent.

Emma Cech 206 Laverne Ave
Met VA 22305 100% ownership

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

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.)

The Happy Tart is an award winning, nationally recognized gluten free bakery, located at 2307A Mount Vernon Avenue. We have been listed as one of the top ten gluten free bakeries in the country by several nationally distributed magazines, including Delight Magazine. Our status as one of the best gluten free bakeries in the country has made The Happy Tart into a destination, attracting many of the area's tourists - who after shopping at The Happy Tart - visit the other shops and restaurants in Del Ray and Old Town.

The Happy Tart opened in January of 2012 as a retail bakery - all of our items are take out and we do not have seating. We would now like to expand our business model to include crepes, coffee, wine and cider, and indoor and outdoor seating.

We opened our second location in Falls Church in October of 2015 as a coffee/bakery cafe. After an exhaustive search, and many cups of coffee, we decided to serve ME Swing coffee - to support fellow Alexandria businesses. We have since added crepes to our menu at our Falls Church location and they have been very well received. At the moment we are applying for our ABC license to serve wine and cider at the Falls Church location. We are planning to serve local Virginia Wines and Ciders at both locations.

Most of the baking and food preparation will occur at our Falls Church location. At the moment, almost all baking occurs at the Falls Church location, with daily deliveries of baked goods to Del Ray. This will continue after the renovation. The crepe batters and fillings will be prepared at Falls Church and delivered to Del Ray daily. The crepes will then be cooked to order at the Del Ray location.

We are proposing to renovate our Del Ray location to include indoor (10 seats) and outdoor (20 seats) seating and modify the interior to include 2 ADA bathrooms, seating area, counter and prep kitchen. The former unsightly driveway will be renovated into a beautiful garden seating area. We would like to paint a mural on the not very attractive yellow wall that is on the side of the Del Ray Nail Salon. We would also like to resurface the driveway with a raised pebble surface and add planters and lights to make it an attractive seating area. As this area is in the heart of Del Ray- I think this can only improve the street.

Crepes are fun, versatile, quick and delicious. I think the renovations we are proposing, would only enhance Del Ray's reputation as a place to eat out and shop local.

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).

Lunch - M-F 11 am - 2:30 pm 10 - 12 people/hour
Dinner M-T 5 pm - 8 pm 14 - 16 people/hour
Dinner F-Sat. - 5 pm - 9 pm 14 - 16 people/hour
Brunch Sat. - Sun. 9 am - 2:30 pm 18 - 20 people/hour

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

4-5 staff during opening hours.

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

Day:	Hours:
MONDAY - THURSDAY	11 am - 9 pm
FRIDAY	11 am - 10 pm
SATURDAY	9 am - 10 pm
SUNDAY	9 am - 6 pm

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Mechanical - No exhaust hood required. Only existing HVAC equipment.
Do not anticipate any noticeable noise.

Patrons- Low level conversational noise only.

- B. How will the noise be controlled?

Using landscaping screens and retractable awnings to contain and diffuse exterior noise.

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

There will be very little potential odors - baking crepes and cookies. All large scale baking will be done off-site

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)

The type of trash generated will be food wrappers and pan liners as well as food trash. Most food preparation will occur at Falls Church location thereby minimizing trash to product consumption and not preparation.

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

2 bags of trash per day

C. How often will trash be collected?

Trash will be collected twice a week

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

Trash cans will be provided both inside and in the outdoor seating area.

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?

NA

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.

We will serve local Virginia wines and hard cider. We will have on-premises sales only.

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

Planning and Zoning Staff Only	
Required number of spaces for use per Zoning Ordinance Section 8-200A	<u>3</u>
Does the application meet the requirement?	
<input type="checkbox"/> Yes <input checked="" 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?

*intend to have parking at the
2400 block parking lot on Mt. Vernon Ave - after
5pm & on weekends.*

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.

[X] 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?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

B. Where are off-street loading facilities located? _____
In front of the store in the outdoor seating area. The seating and planters will be moved to allow for deliveries.

C. During what hours of the day do you expect loading/unloading operations to occur?
In the morning between 9:30 and 10am before the restaurant is open.

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

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?
Yes.

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? _____ square feet.

18. What will the total area occupied by the proposed use be?
995 sq. ft. (existing) + _____ sq. ft. (addition if any) = *995* 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: _____

End of Application



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 10 Outdoors: 20 Total number proposed: 30

2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) Yes _____ No
Beer and wine — on-premises Yes _____ No
Beer and wine — off-premises _____ Yes _____ No

3. Please describe the type of food that will be served:
Sweet Crepes, Savory Crepes, Quiche, Salad, Soup, Omelettes, Desserts

4. The restaurant will offer the following service (check items that apply):
 table service _____ bar carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes No
If yes, please describe:



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

3 spaces

2. Provide a statement of justification for the proposed parking reduction.

The existing lot is already built on, and there is no room for parking.

3. Why is it not feasible to provide the required parking?

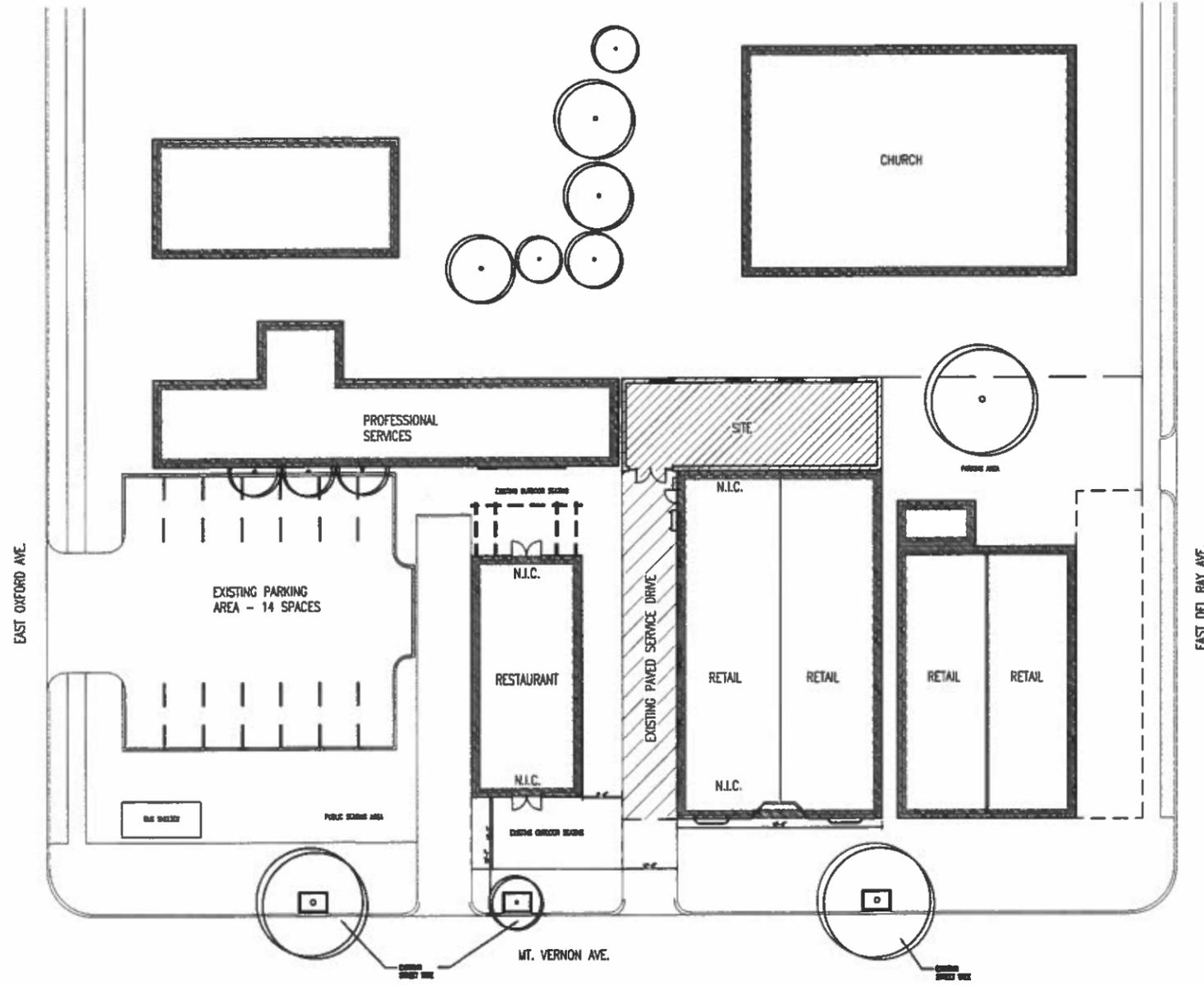
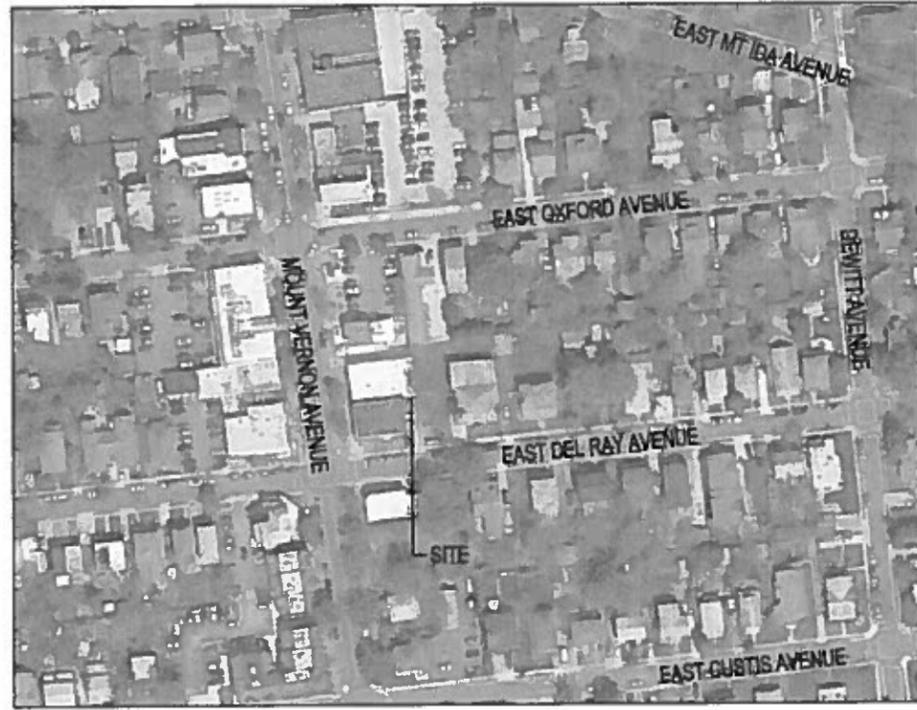
In Del Ray, most of the parking is on the streets. My intention is to look for spaces on in the parking lot on the 2400 block of Mt. Vernon Ave that would be available after 5pm and on weekends.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

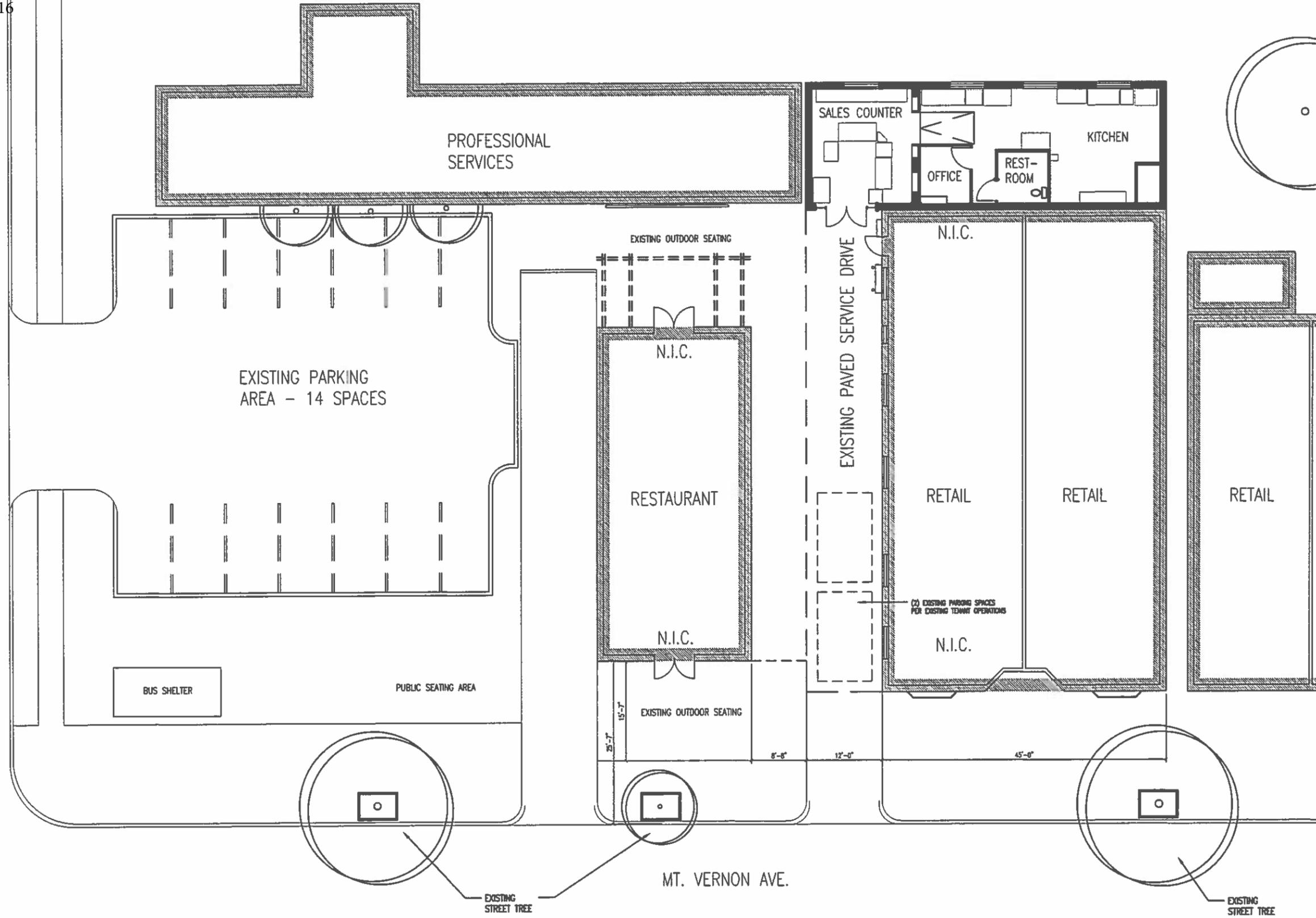
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



KEYED SITE PLAN
 1/32" = 1'-0"

BA BECKMAN ARCHITECTS	
SHEET NUMBER A.01	PROJECT NUMBER 16_007
PROJECT TITLE HAPPY TART BAKERY - 2307 A MOUNT VERNON AVENUE	DATE JULY 25, 2016
SHEET TITLE EXISTING CONTEXT PLAN	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

EAST OXFORD AVE.



EXISTING SITE PLAN
 1/16"=1'-0"

BA BECOM ARCHITECTS	
PROJECT TITLE HAPPY TART BAKERY - 2307 A MOUNT VERNON AVENUE	SHEET TITLE CONTEXT PLAN W/ EXISTING PLAN
PROJECT NUMBER 16_007	DATE JULY 25, 2016
SHEET NUMBER A.02	ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305



SUP2016-0055
 Application Materials
 7/29/16

EXISTING CONDITIONS – PHOTOS
 AS OF JULY 2016

BA
 BECKMAN ARCHITECTS

PROJECT TITLE
 HAPPY TART BAKERY - 2307 A MOUNT VERNON AVENUE

SHEET TITLE
 EXISTING CONDITIONS

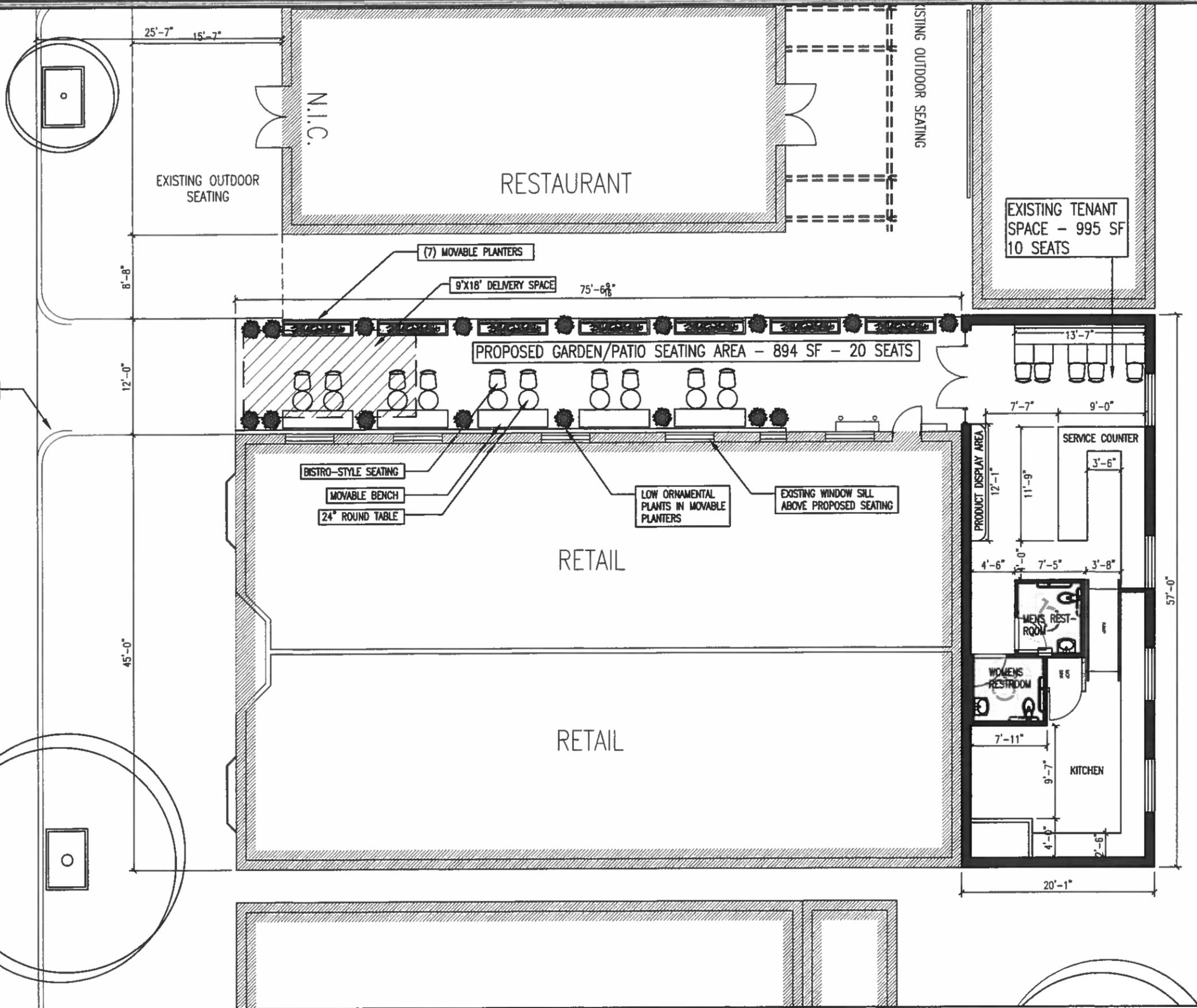
PROJECT NUMBER
 16_007

DATE
 JULY 25, 2016

SHEET NUMBER
A.03

ALEXANDRIA OFFICE
 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

MT. VERNON AVE.



EXISTING TENANT SPACE - 995 SF 10 SEATS

PROPOSED GARDEN/PATIO SEATING AREA - 894 SF - 20 SEATS

RETAIL

RETAIL

SERVICE COUNTER

PRODUCT DISPLAY AREA

MENS RESTROOM

WOMENS RESTROOM

KITCHEN

SUP2016-0055
Application Materials
7/29/16

PROPOSED BUILDING & SEATING PLAN
3/32"=1'-0"



<p>PROJECT TITLE HAPPY TART BAKERY - 2307 A MOUNT VERNON AVENUE</p>		<p>BA SECURIA ARCHITECTS</p>	
		<p>PROJECT NUMBER 16_007</p>	<p>DATE JULY 25, 2016</p>
<p>SHEET NUMBER A.04</p>	<p>SHEET TITLE CONCEPT FLOOR PLAN</p>		<p>ALEXANDRIA OFFICE 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305</p>



BA
SECURITY ARCHITECTS

PROJECT TITLE
 HAPPY TART BAKERY - 2307 A MOUNT VERNON AVENUE

SHEET TITLE
 CONCEPT DESIGN RENDERINGS

PROJECT NUMBER
 16_007

DATE
 JULY 25, 2016

SHEET NUMBER
A.05

ALEXANDRIA OFFICE
 911 King Street, Alexandria, Virginia 22314 ph: 571-327-1723 fx: 703-548-4305

Oct 4 -- Happy Tart Application

Mark Williams <markwilliams@yahoo.com>

Mon 9/19/2016 9:20 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Dear Mary and Members of the Commission --

I was delighted to read in the Friday (9/16) Patch that the Planning Commission has received Happy Tart application, and will consider the application at the October 4 meeting.

I strongly encourage the Commission to vote in favor of the application, as proposed, and to promptly and unreservedly make any required reference to Council.

Happy Tart is an exceptionally desirable civic neighbor. Happy Tart is family-owned and run. Happy Tart's ownership and management is composed of City residents; they have built an appealing, interesting, recognized brand name and retail destination, and they have become a vital, visible Alexandria-identifier. And their application generously demonstrates their commitment to being the best possible neighbors.

The Happy Tart application proposes exceptionally reasonable, non-disruptive conditions. The characteristics of operations involve what amount to slim changes to hours. Happy Tart's premises are surrounded on all facing sides by other commercial establishments, one of which is a liquor licensee with longer hours than Happy Tart proposes. No large-scale operation is proposed. Happy Tart already controls access to the premises. The premises are main-street facing, but the proposed service area is partially protected and cannot interfere with pedestrian traffic.

The Planning Commission is not likely to see a lower-impact, more Alexandria-centered, applicant for years to come.

The Planning Commission should recognize that, if it were to reject or impose burdensome conditions on the application, a highly negative message would be received by other business owners, and by real property lenders. There is no better decision that the Commission can make but to promptly grant the Happy Tart application on exactly the conditions that Happy Tart has proposed.

I will be watching the October 4 meeting with interest.

In order to assure that your docket records are complete, I am forwarding this comment to the click.call.connect P&Z box.

Mark C. Williams
Alexandria, VA
markwilliams@yahoo.com

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

9/19/16

Karl W. Moritz, Acting Director,
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP 2016-0055, 2307 Mt. Vernon Ave, Happy Tart

On Sept. 13, 2016, the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed SUP 2016-0055 for the Happy Tart. The applicant proposes to construct a restaurant at a previous retail-only site with 10 indoor seats and 20 outdoor, seasonal seating. The applicant requests a parking reduction to provide 3 spaces. The application was discussed during an open public meeting that included neighbors and nearby business owners.

After a presentation by the Architect, the issues raised by those in attendance included:

- delivery of the products that will be prepared off-site,
- how trash will be handled on a daily basis if pickup will only be twice a week;
- where the off-site parking will be provided.
- Suggestions were offered on the type of planters to be used to prevent rodent infestation and encouragement of water saving methods for irrigation of the plants envisioned to enclose the space.

A motion was made in recommendation of approval of the applicant with the following conditions:

- Evidence of agreement for offsite parking for three spaces.
- Parking for minimum of four bicycle spaces
- Ensure that delivery vehicle will not block or encroach upon public sidewalk.

The vote was unanimously supported by the LUC.

On Sept. 14, 2016 the LUC presented its recommendation in front of the DRCA membership body and the membership voted unanimously to support the recommendation of the LUC.

Thank you for your consideration of this letter and the opinions of the neighborhood affected by this decision.

Sincerely,

Kristine Hesse, Co-chair
Danielle Fidler, Co-Chair
Del Ray Citizens Association
Land Use Committee

Rod Kuckro,
President
Del Ray Citizens Association

Cc: Ann Horowitz, Staff Reviewer
Paul Beckman, Applicant Representative



DOING THE
MOST GOOD[®]

William Booth, *Founder*
André Cox, *General*
Commissioner Donald Bell, *Territorial Commander*
Lt. Colonel Mark Israel., *Divisional Commander*
Major James Hall, *National Capital Area Commander*
Lieutenants Nathan and Kelsey Bridges, *Alexandria Corps Officers*

The Happy Tart
2307A Mt Vernon Ave
Alexandria, VA 22301

Dear Emma Cech,

This letter serves to inform you of our willingness to lease 3 parking spaces to The Happy Tart from the parking lot of our building at 1804 Mount Vernon Ave. We hope this will aid your efforts in expanding your business.

Thanks,

Lt. Nathan Bridges
Corps Officer
Alexandria Citadel Corps
The Salvation Army