



Special Use Permit #2025-00042
1000 Cameron Street - La Pluma Coffee and Wine

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to add outdoor seating and increase the hours of operation at an existing restaurant (amending SUP#2022-00009).	Planning Commission Hearing:	November 6, 2025
	City Council Hearing:	November 15, 2025
Address: 1000 Cameron Street	Zone:	CD/Commercial District
Applicant: Dany Lopez	Small Area Plan:	Braddock Metro Station

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Lanning Blaser, lanning.blaser@alexandriava.gov
 Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 6, 2025: On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of SUP #2025-00042, subject to all applicable codes, ordinances, and staff recommendations, including amendments to Conditions #14 and #18 as described in staff's memo dated November 4, 2025. The motion carried on a vote of 6-1, with Commissioner Manor opposed.

Reason: The Planning Commission agreed with the staff analysis.

Chair McMahon expressed support for the application. She recognized that amended conditions #14 and #18 were to mitigate the current issues with trash storage and supply deliveries. The Chair shared that the SUP request supported a mixed-use and walkable commercial district, where residences and businesses could harmoniously coexist.

Commissioner Brown asked staff about the process if continued violations were found. Staff replied that it would meet with the applicant to develop a formal plan to mitigate any impacts of the violations. If compliance was still not possible, the SUP would be docketed. He asked the applicant's business partner if the easement area was within the applicant's fenced outdoor dining area and the applicant confirmed that it was not. Commissioner Brown stated that the easement had no bearing on the request for 12 additional seats and that the court was the appropriate venue to evaluate the easement.

Commissioner Lennihan asked for clarification on the relevancy of the easement on the SUP request and staff confirmed the SUP uses were not located in the easement area and the question of the easement restrictions was a private property matter.

Commissioner Manor confirmed with staff that the outdoor dining time was similar with other restaurants nearby. He asked the applicant business partner how many times per trash is collected and the number of trash receptacles on site. The applicant answered that trash collection occurred three times a week between 8:45 a.m. and 9:30 a.m.. She mentioned they take boxes off-site and the trash bins are only used for trash.

Speakers:

Madison Welch, 1006 Cameron Street, spoke in opposition of the request. He cited condition violations with trash, live entertainment, and supply deliveries. He also expressed concern with his ability to use the easement area and disagreed with the staff comparison to other outdoor dining areas near residents.

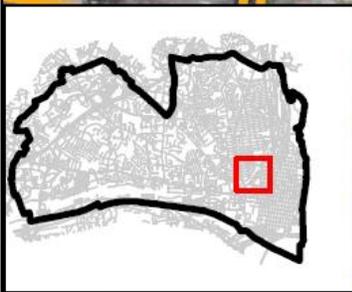
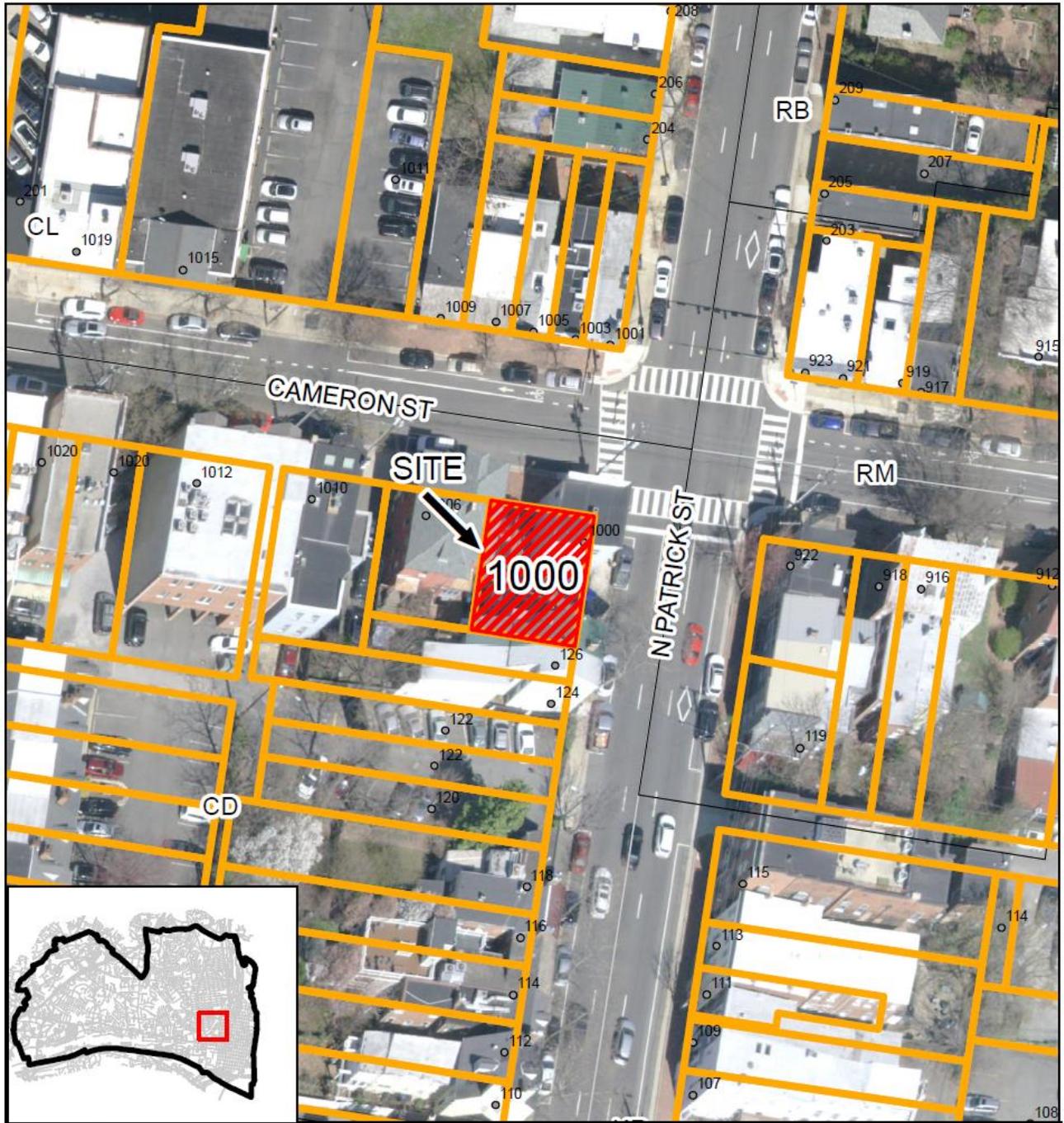
Amy Melia, 619 NE 87 St. Miami, representing the owners of 1006 Cameron Street, spoke in opposition to the request. She asked the Commission to consider deferring their SUP consideration due to the pending easement lawsuit She expressed that the increased capacity of outdoor dining seats and extra hours could lead to more SUP condition violations.

John Becker, 806 Green Street, spoke in support of the request. He stated that restaurants and small businesses such as La Pluma create a positive for community fabric that allows for walkability. He mentioned that many of the violations received could be considered minor new business growing pains. He added that noise complaints had not resulted from the existing business operations.

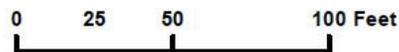
Yvonne Callahan, 735 S Lee, spoke in opposition to the request. Although she mentioned that all conditions had been resolved at the time of docketing, she asked that the Commission defer the request until the applicant can prove condition compliance.

Karen Becker, 806 Green Street, architect and representative for the applicant, spoke in support of the application. She noted the character of the applicants as being wholesome, genuine, and kind. She shared that vibrancy and diversity are what make Alexandria unique, and La Pluma contributes to these qualities.

Iliana Melendez Lopez, 1000 Cameron Street, and the applicant's business partner noted that city staff have visited the site and had often found no violations in response to complaints. She apologized for any past violations, adding that they had no intention of causing problems and have made every effort to resolve the matters. She stated she applied to T&ES for a loading zone along N. Patrick Street, which should help alleviate the delivery concerns. She has also been working with her vendors to deliver within the designated hours. Ms. Lopez added that a complaint about outdoor parties is a running club gathering prior to a run and not a party. She expressed her desire to maintain a business in the community as a positive neighborhood amenity.



SUP#2025-00042
1000 Cameron Street



I. DISCUSSION

The applicant, Dany Lopez, requests an amendment to his special use permit to expand the outdoor dining use at the existing 1000 Cameron Street restaurant from 28 to 40 seats. The applicant also requests extending the hours of operation on Sundays to remain open until 10 p.m. The current hours of operation on Sunday are 6 a.m. to 6 p.m.

SITE DESCRIPTION

The subject property is one lot of record located on the corner of Cameron and N. Patrick Streets within the Parker Gray Historic District (Figure 1). The lot has 40 feet of street frontage along Cameron Street, a depth of 50 feet along N. Patrick Street, and a total lot area of 2,102 square feet. The site is developed with a two-story building and an outdoor dining area.

The restaurant occupies 1,152 square feet in the building. The fenced, 800-square foot, 28-seat outdoor dining area is located along N. Patrick Street, south of the restaurant (Figures 3 and 4). A fenced trash enclosure exists west of the building (Figure 5).

The property is surrounded by a mix of residential, commercial, and office uses, as is typical in the Commercial downtown zone (Figure 2). Two residential properties abut the subject site at 126 N. Patrick Street and at 1006 Cameron Street. The residential property at 126 N. Patrick shares a property line with the subject property. A fence on the applicant's property separates the outdoor dining area from this residence (Figures 3 and 4). To the west, the 1006 Cameron Street property line is approximately 10 feet and the dwelling is approximately 17 feet away from the fenced outdoor dining and trash storage areas (Figures 3-5). The subject property includes an easement to allow the owner of 1006 Cameron Street use of a paved portion on the western side of the 1000 Cameron Street lot.



Figure 1: 1000 Cameron Street restaurant, La Pluma Coffee & Wine

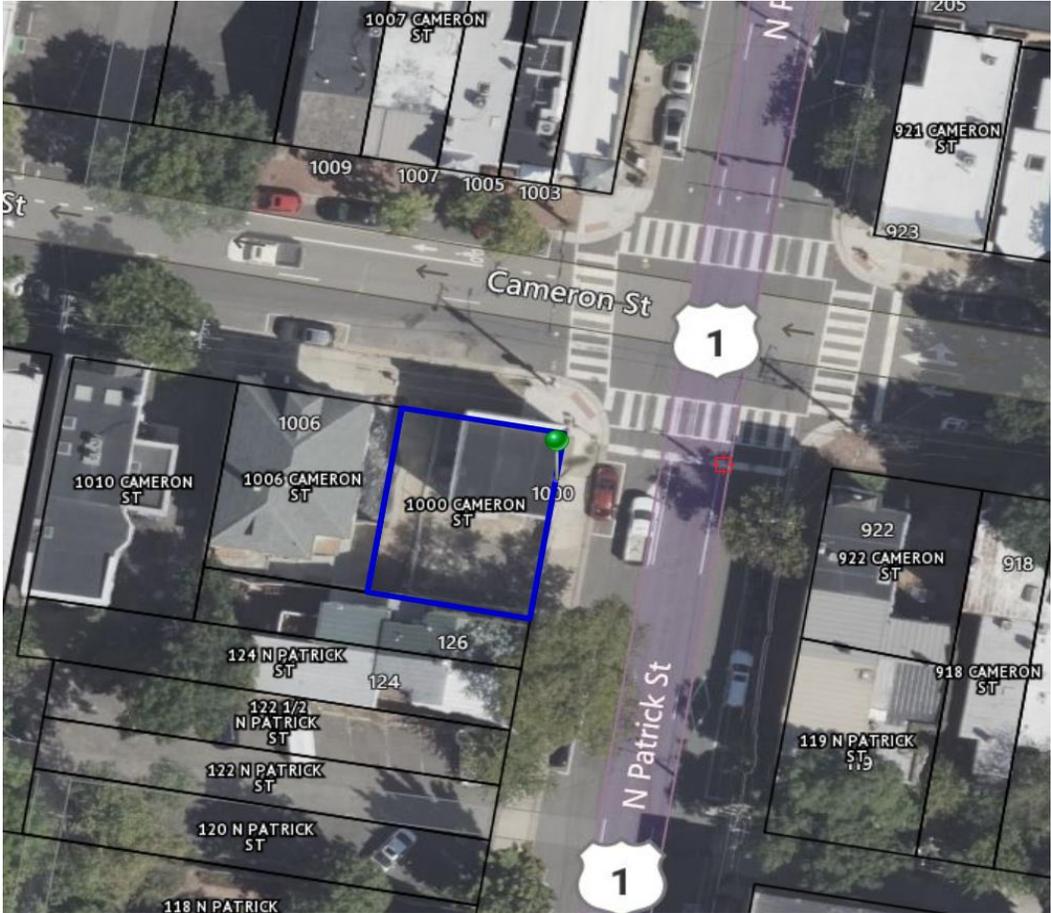


Figure 2: Site area



Figure 3: Outdoor dining area from N. Patrick Street. Yellow residence on left is 126 N. Patrick Street. White residential property at center rear is 1006 Cameron Street.



Figure 4: Current outdoor dining layout



Figure 5: Fenced trash receptacles and storage area

BACKGROUND

According to Sanborn Fire Insurance Maps, the building was constructed between 1885 and 1891. Since construction, the site has been used for various commercial uses, most recently as a media production office. A parking lot also existed on the site, where the outdoor dining is located. The most recent approval, SUP #2022-00009, granted the current restaurant and outdoor dining use. The business commenced operation in April 2025.

The subject of this SUP review qualified for administrative special use permit minor amendment review, pursuant to section 11-511(A)(2)(b.1) of the Zoning Ordinance. During the administrative review, however, multiple conditions were found in violation of Special Use Permit #2022-00009, as noted in Table 1.

Table 1

Date of violation	Violation	Condition description	Resolution date
August 6, 2025	Condition #14	Proper storage of trash and garbage.	August 25, 2025
August 14, 2025	Condition #18	Supply deliveries restricted between 11 p.m. and 7 a.m.	August 25, 2025
August 15, 2025	Conditions #3, #14, #18, #22	Condition #3: Post hours of operation at the business entrance; Condition #14: Proper trash storage; Condition #18: Supply deliveries restricted between 11 p.m. and 7 a.m.; Condition #22: Provide off-street parking locations on website.	August 25, 2025
August 25, 2025	Condition #21	Post alternative forms of transportation to the restaurant on the website.	October 16
September 30, 2025	None	N/A	N/A

During an SUP visit on September 24, 2025, the applicant’s partner stated she was unaware of the early morning deliveries that had occurred. Once the enforcement warning was issued for the Condition #18 violation, the applicant immediately cancelled the offending vendor’s service. In place of this third-party delivery, now the applicant personally picks up the bakery products and delivers the items during business hours. The applicant confirmed that another vendor delivers supplies on Mondays, Wednesdays, and Fridays within the hours allowed in Condition #18.

Although the condition violations have been resolved, the SUP request was not eligible for administrative review, pursuant to Section 11-511(A)(2)(c) of the zoning ordinance. This states that minor amendments are allowable when, “[T]here have been no substantiated violations of the special use permit conditions within the last five years.” Staff gave the applicant the option to either withdraw the administrative SUP application and reapply after one year with no condition violations or submit the request as a docketed public hearing case for earlier review by the Planning Commission and City Council. The applicant chose the latter, as represented by this December docketing of SUP #2025-00042.

PROPOSAL

To accommodate a greater demand for outdoor dining, the applicant proposes an increase of the outdoor dining use from 28 to 40 seats, as depicted on the Figure 6 floor plan. The applicant also proposes an extension of outdoor operational hours on Sundays from a 6 p.m. closing time to 10 p.m., adding four hours of operation in the evening to offer its customers dinner hours.

The existing closing time for outdoor dining on Mondays through Saturdays is 9:30 p.m.

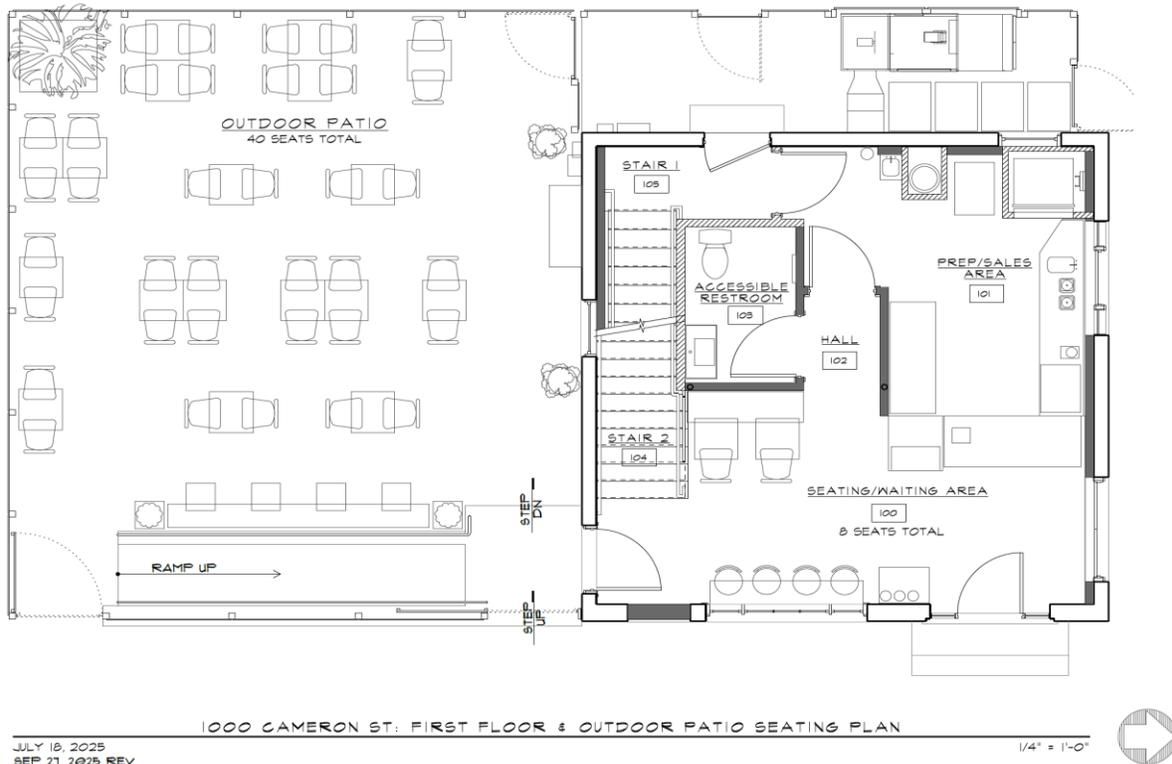


Figure 6: Proposed outdoor dining area with 40 seats.

PARKING

The subject property is located within the Central Business District (CBD). Pursuant to Section 8-300 (B) of the Zoning Ordinance, restaurants and outdoor dining located within the CBD are exempt from ordinary parking requirements.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the CD/Commercial Downtown. Restaurants are permitted in the CD zone with administrative SUP approval, pursuant to Section 4.502.1(E). Section 4-502.1(D) allows up to 40 seats of outdoor dining on private property with approval of an administrative SUP. Section 11-511(A)(2)(b.1) allowed for the original administrative minor amendment special use permit application for the restaurant and outdoor dining as the requests complied with the Section 11-513 criteria. Due to the Zoning Ordinance violations, however, the application was ineligible

for administrative approval, pursuant to Section 11-511(A)(2)(c). Section 11-513(A)(4) allows the applicant to request special use permit approval from the City Council.

The restaurant and outdoor dining uses are also located in the Parker Gray Historic District. Any exterior work or signage will require review and approval by the Board of Architectural Review (BAR).

The subject site is within the Braddock Metro Station Small Area Plan and within the plan's subsections -- the Braddock Metro Neighborhood Plan and the King Street Retail Strategy. The restaurant and outdoor dining uses are consistent with the Braddock Metro Station Small Area Plan and its subsections. All encourage the opening of local shops and restaurants as they promote commercial activity and pedestrian access. These plans welcome the collaboration between commercial and residential spaces, which creates a vibrant mix-used environment.

The Braddock Metro Station Small Area Plan designates this lot for commercial uses and encourages a mix of uses that are compatible with offices and residential uses. Another goal suggests to, "Improve safety by promoting round-the-clock activity in the area by providing for a mix of residential and commercial uses."

As amended by the Braddock Metro Neighborhood Plan, community serving retail and commercial uses are encouraged for this location. The Braddock Metro Neighborhood Plan states on page 47, "Some retail establishments, especially coffee shops and cafes, provide "third places" between home and work to which people frequently go to socialize, write, or study, as much as to eat or drink. These places are important parts of the social life of a community and the Braddock Metro Neighborhood currently has very few "third places." When business are open later, they provide an additional level of vitality – and sense of safety – into the evening hours."

The King Street Retail Strategy subplan designates this area as an independent retail area, promoting emerging restaurants and local shops. As outlined in the King Street Retail Strategy, "The Vision for King Street is one that looks forward and enhances the existing environment to ensure an attractive, vital pedestrian place serving local residents and visitors alike."

II. STAFF ANALYSIS

Staff recommends approval of the Special Use Permit request as the modest increase in Sunday outdoor dining hours and number of outdoor seats falls within the administrative SUP standards, which suitably control for potential impacts. The applicant's request also fulfills the small area plan goals to add vitality, which would contribute to more "eyes on the street," in this mixed-use commercial zone adjacent to King Street. Approval would provide the business with the opportunity to meet growing customer demand, providing the community with an enhanced "third place" and augmenting opportunities to eat, drink, and socialize within the Braddock Metro Neighborhood Plan area.

With the condition violations discovered during the administrative review, staff has conducted a deeper analysis of the request and considered other outdoor dining areas proximate to residences to further support its recommendation of approval.

Regarding SUP-approved outdoor dining areas near residences, staff found that the Sunday closing hour of 10 p.m. was similar and the number of seats was lower when compared to two similarly situated outdoor dining areas near residents in the King Street Retail Strategy area. These examples are listed in Table 2.

Table 2

Address	Restaurant name	Number of outdoor seats	Outdoor hours	Distance to nearest resident
<u>Current Request</u> 1000 Cameron Street	La Pluma Coffee and Wine	40	Monday-Saturday, 9:30 p.m. Sunday, 10 p.m.	One foot from 126 N. Patrick Street 17 feet from 1006 Cameron Street
1106 King Street	Augie’s Mussel House	86	Thursday-Saturday, 1 a.m. Sunday – Wednesday, 11 p.m.	7 feet
110 S Pitt Street	1799 Prime Steak & Seafood	64	Sunday to Thursday, 10 p.m. Friday and Saturday, 11 p.m.	28 feet

The two comparison outdoor dining areas were approved for substantially more seats than the 40 requested at LaPluma and the Sunday hours are the same or later than the proposed hour of 10 p.m. While 1799 Prime Steak & Seafood is farther away from residents, the added number of diners would generate a higher noise volume and perhaps result in similar levels to LaPluma with 40 seats. Augie’s noise levels would exceed those at LaPluma with over double the number of seats and a similar distance to residents. The comparison outdoor dining areas have not produced neighborhood complaints. Further, the applicant’s Sunday closing hour of 10 p.m. would be earlier than the administrative SUP outdoor dining hours of 11 p.m. allowed within the Old Town Small Area Plan area, inclusive of the King Street corridor. Staff, therefore, believes that the combination of 40 seats and a Sunday closing hour of 10 p.m. would not result in neighborhood impacts with adherence to SUP conditions and the City Code noise standards.

Given these precedents, staff has added Condition #26, which recommends the outdoor dining hours of 10 p.m., daily, for consistency and for applicant flexibility. The weekly 10 p.m. closing hour adds 30 minutes to the existing Monday through Saturday evening outdoor dining hours. Forty outdoor dining seats are included in amended Condition #5.

Lastly, the applicant's response to the violations and his timely resolutions display an understanding of the SUP conditions. Nonetheless, to ensure the applicant diligently maintains condition compliance, staff has added a six-month SUP inspection review in Condition #25. In addition, conditions have been carried forward from SUP #2022-00009. Conditions #27 through #30 have been added to reflect standard restaurant and outdoor dining conditions.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)(SUP#2022-00009)
2. All patrons must leave the premises one hour after the closing hour (P&Z)(SUP#2022-00009)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)(SUP#2022-00009)
4. The maximum number of indoor seats at the restaurant shall comply with the state building code. (P&Z)(SUP#2022-00009)
5. **CONDITION AMENDED BY STAFF:** The number of outdoor seats shall be 40 ~~28~~ and shall not encroach into the public right-of-way. (P&Z)(SUP#2022-00009)
6. 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)(SUP#2022-00009)
7. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)(SUP#2022-00009)
8. On and off premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z)(SUP#2022-00009)

9. Indoor limited, live entertainment may be offered and must comply with the City's noise ordinance. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z)(SUP#2022-00009)
10. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)(SUP#2022-00009)
11. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)(SUP#2022-00009)
12. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)(SUP#2022-00009)
13. 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. (P&Z)(SUP#2022-00009)
14. **CONDITION AMENDED BY PLANNING COMMISSION:** 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. The applicant shall use additional trash receptacles when the amount of trash or debris does not allow for the sealing of existing containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. ~~(P&Z)(T&ES)(SUP#2022-00009)(PC)~~
15. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (P&Z)(SUP#2022-00009)
16. 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)(SUP#2022-00009)
17. 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)(SUP#2022-00009)

18. **CONDITION AMENDED BY PLANNING COMMISSION:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. The applicant shall submit a plan no later than December 19, 2025 that ensures vendors do not deliver during restricted hours, the plan is subject to approval of the Director of Planning & Zoning. (T&ES)(SUP#2022-00009)-(PC)
19. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP#2022-00009)
20. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits pr gram. (T&ES) (SUP#2022-00009)
21. 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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES) (SUP#2022-00009)
22. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)(SUP#2022-00009)
23. 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)(SUP#2022-00009)
24. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)(SUP#2022-00009)
25. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit six months and one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)(SUP#2022-00009)
26. **CONDITION ADDED BY STAFF:** The closing hours of operation for the outdoor dining shall be limited to 10:00 p.m.,daily. (P&Z)

27. **CONDITION ADDED BY STAFF:** Outdoor dining, including all its components such as planters, wait stations and barriers, shall not encroach onto the public right-of-way unless authorized by City Code section 5-2-29. (P&Z)
28. **CONDITION ADDED BY STAFF:** Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z)
29. **CONDITION ADDED BY STAFF:** No live entertainment shall be permitted in the outdoor seating area. (P&Z)
30. **CONDITION ADDED BY STAFF:** The outdoor dining area shall be cleared and washed at the close of each business day that it is in use. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Lanning Blaser, 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.

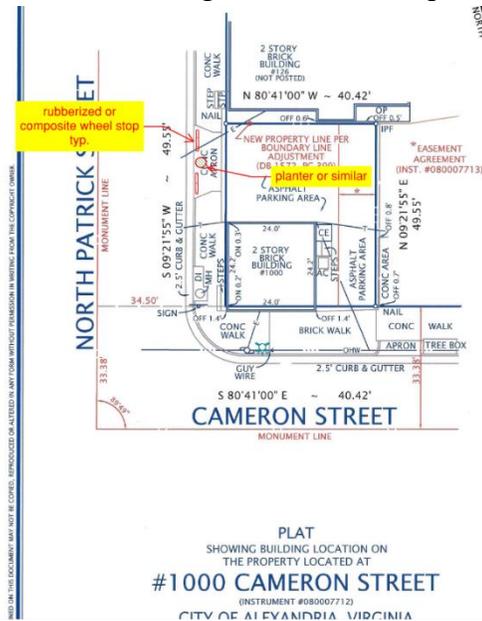
IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

R-1 Carryforward the SUP conditions from SUP2022-00009.

S-1 Explore if it is possible - using creative means - to effectively “close” the curb-cut on Cameron without the repouring a new concrete curb. This may include use of wheel stops + planters within the apron (not on the sidewalk). This would discourage misuse, such as drivers mounting it as a means to pick up/drop off quickly. (TES)



S-2 Strongly consider providing one [short-term](#) bike rack. (TES)

Code Enforcement:

C-1 A building permit is required for change of means of egress (door)

Fire:

C-1 This minor amendment will require a fire prevention permit.

Application can be accessed online at:

www.alexandriava.gov/fire-department/the-fire-marshals-office.

Health:

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 4850 Mark Center Drive and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.

C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.

C-4 A Food Protection Manager shall be on-duty during all operating hours.

C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.

C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

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

VDAC's Food Safety Program

804.786.3520

804.371.7792

foodsafety@vdacs.virginia.gov

Recreation, Parks, and Cultural Activities:

No comments.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2025-00042

PROPERTY LOCATION: 1000 Cameron Street Alexandria, VA 22314

TAX MAP REFERENCE: 064.03-07-10 **ZONE:** CD

APPLICANT:

Name: Dany Lopez

Address: [REDACTED]

PROPOSED USE: Continued use as a restaurant

- 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.

Karen Becker (Agent for Dany Lopez)

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

[REDACTED]

City and State

Zip Code

Karen S. Becker

Signature

[REDACTED]

Sept. 12, 2025

Date

Telephone #

[REDACTED]

Fax #

Email address

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. Dany Lopez	[REDACTED]	50%
2. Iliana Morales Lopez	[REDACTED]	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1000 Cameron Street Alexandria, VA 22314 (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. Dany Lopez	[REDACTED]	50%
2. Iliana Morales Lopez	[REDACTED]	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 require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	none	none
2.		
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.

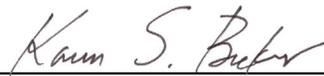
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Sept. 12, 2025

Karen S. Becker

Date

Printed Name



Signature

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2022-00009

Date approved: 04 / 20 / 2022
month day year

Name of applicant on most recent special use permit Dany Lopez

Use Business Use per VBC: Restaurant

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

This is an existing coffee shop and wine bar, with the coffee shop located on the 1st Floor and the wine bar located on the 2nd Floor. The Kitchen is located in the Basement, and there is a dumbwaiter that serves the Basement and 1st Floors.

There is dine-in and take-out service. Approximately 150 patrons are served for dine-in and take-out on a daily basis.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Additional seats in the exterior patio (12 added seats); increased business hours on
Sunday only

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:
M-Sat: 5:30 a.m. - 9:30 p.m.
Sunday: 6:00 a.m. - 6:00 p.m.

Proposed Hours:
No Change
Sunday: 6:00 a.m. - 10:00 p.m.

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:
4 Min to 7 Max

Proposed Number of Employees:
6 Min to 10 Max

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

New tables and chairs in exterior patio

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No

If yes, describe proposed changes:

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? _____ Yes No
If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:	Proposed:
<u>(13) interior and (4) exterior barstools</u>	<u>No Change</u>
<u>(15) interior seats at tables</u>	<u>No Change</u>
<u>(24) exterior seats at tables</u>	<u>Additional (12) seats at tables</u>

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:	Proposed:
_____	_____
_____	_____
_____	_____

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) _____ Current business owner _____ Prospective business owner
 other, please describe: Current Business Owner

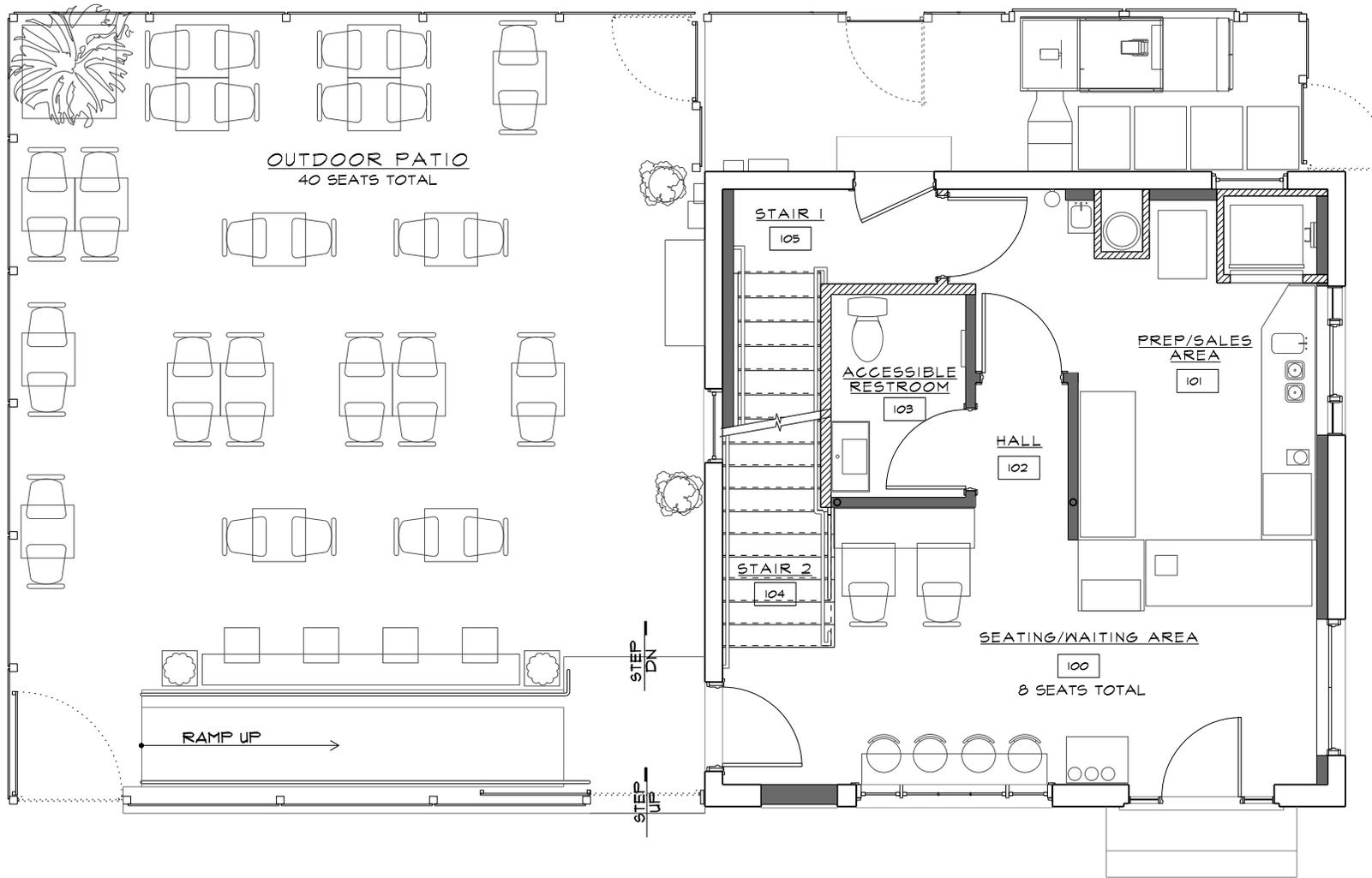
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Dany Lopez [REDACTED] 50%

Iliana Morales Lopez [REDACTED] 50%

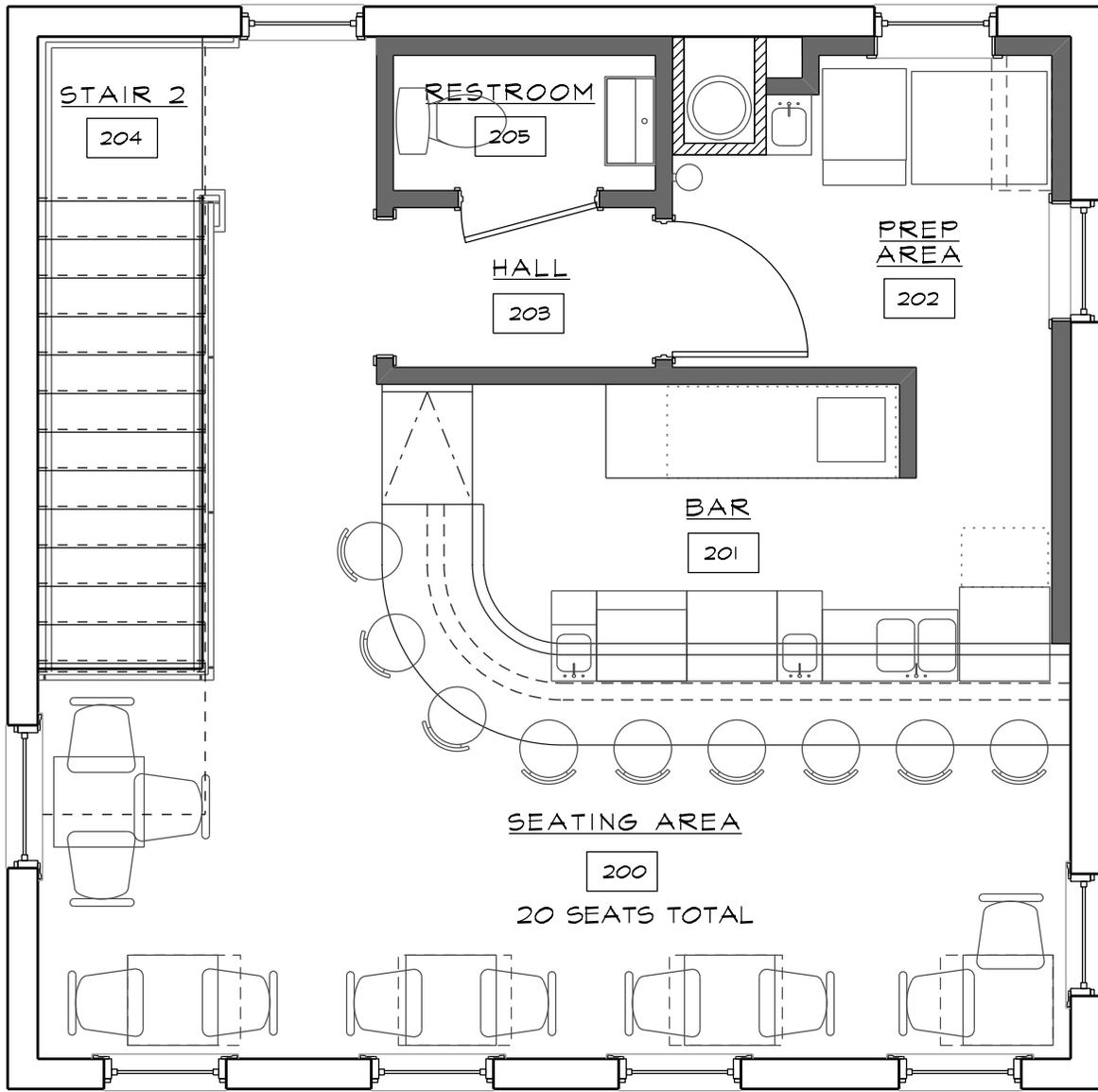


1000 CAMERON ST: FIRST FLOOR & OUTDOOR PATIO SEATING PLAN

JULY 18, 2025
 SEP 27, 2025 REV

1/4" = 1'-0"





1000 CAMERON ST SECOND FLOOR SEATING PLAN

JULY 18, 2025

1/4" = 1'-0"

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 4, 2025

TO: CHAIR MELISSA MC MAHON
AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – SUP #2024-00042
LA PLUMA, 1000 CAMERON STREET

The purpose of this memorandum is to recommend amended special use permit conditions to address information that has come to staff attention since the docketing of the staff report.

Although the condition violations on page six of the staff report had been resolved, staff received violation notices through resident-submitted affidavits of Condition #14 for improper trash storage on October 27 and of Condition #18 for supply deliveries outside required hours on November 6. At the writing of this memorandum, zoning inspectors are confirming that the vendor trucks shown on the affidavit images are associated with La Pluma. After SUP approval, the applicant would request that T&ES allows for an on-street loading zone proximate to its business.

Recognizing that trash storage and delivery hours could continue to be ongoing issues, staff recommends amending Conditions #14 and #18 as:

14. **CONDITION AMENDED BY PLANNING COMMISSION:** 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. The applicant shall use additional trash receptacles when the amount of trash or debris does not allow for the sealing of existing containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. ~~(P&Z)(T&ES)(SUP#2022-00009)~~ (PC)
18. **CONDITION AMENDED BY PLANNING COMMISSION:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. The applicant shall submit a plan no later than December 19, 2025 that ensures

vendors do not deliver during restricted hours, the plan is subject to approval of the director of planning and zoning. (T&ES)(SUP#2022-00009)-(PC)

In a letter to the Planning Commission from Amy Melia, representing the 1006 Cameron Street property owners and dated November 5, 2025, she states opposition to the SUP request, in part, due to a legal challenge regarding the applicant's use of the easement area, that is part of the 1000 Cameron Street property. This dispute is a private property matter between the owners of 1000 and 1006 Cameron Streets.

Staff continues to recommend approval of SUP #2025-00042 with the amendments to Conditions #14 and #18.

Subject: [EXTERNAL]Your Planning and Zoning General Comments, Complaints, and Inquiries request (Case# 25-00038476)



Alex311 User:

The following request for service has just been assigned to you:

Request Number: **25-00038476**
Request Type: **Planning and Zoning General Comments, Complaints, and Inquiries**

Location:

Request Submitted: **10/27/2025**

Estimated Resolution **11/3/2025**

Date:

Customer Comments:

There is a habitual problem of a lack of trash storage at the bar at 1000 Cameron St. This happens at the end of any good weather weekend, such as was the case last weekend. Their trash bins are overflowing until the trash collectors arrive between 8-9:30am. Sending inspectors after this time would not reveal the extent of the problem. To see the overflowing trash and violation of SUP condition #14, inspectors need to go before the trash collectors arrive.

This is particularly relevant given a request for 40% more outdoor seating and hours to allow for an additional weekend dinner service.

Staff Comments:

Please view the complete case history and details in the Alex311 console and take the appropriate actions to complete this request by the estimated resolution date.

Use the Alex311 Console to contact the customer. Do not forward this email to the customer, or to any City staff who are not Alex311 users.

[VIEW THIS REQUEST](#)

Alex311

Connecting Customers to City Services



[Connect With Us](#)

ref:_00DJxtpPp._500Jx171k5u:ref
thread::RuyEcbkeE6ev-hMmEZfxmiA::
Internal Correspondence for Staff v3
Planning & Zoning PZ
PZGENER

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

November 5, 2025

Via Email Submission to: PlanComm@alexandriava.gov

Alexandria City Planning Commission

301 King Street

Alexandria, Virginia 22314

Lanning Blaser, lanning.blaser@alexandriava.gov

Ann Horowitz, ann.horowitz@alexandriava.gov

RE: Special Use Permit #2025-000421000 Cameron Street
(amending SUP #2022-00009)

Docket Number: 5

Date of Public Hearing: November 6, 2025

Dear Members of the Alexandria City Planning Commission,

I am writing on behalf of the property owners of 1006 Cameron Street, to strongly urge the Alexandria City Planning Commission to deny the petition to amend and expand the special use permit (SUP# 2025-00042) related to 1000 Cameron Street, that is scheduled for public meeting on the November 6, 2025 Planning Commission Meeting Docket.

1006 Cameron greatly appreciates and fully supports the additional conditions that the Staff has recommended in the staff report related to this permit, as are the comments by the City Planner related to implicating measures to avoid idling of parked vehicles on the curb/street. While 1006 is fully supportive of these additional conditions, I respectfully urge the Commission *not* to approve the portions of the petition to increase capacity, hours and employees, for the reasons outlined herein. In the alternative, I ask this Commission to defer approval until such time as the pending lawsuit (relating to the very use Petitioners seek to now expand) is fully adjudicated.

Since the issuance of the original special use permit, the owners of the neighboring property have consistently failed to comply with its terms and have engaged in activities that constitute a clear abuse of the privileges granted to them. Their disregard for the conditions set forth in the permit, and their disregard for the property rights of 1006 (the dominant estate who holds an exclusive easement

between the two properties) has resulted in significant disruption and loss of enjoyment of property for the 1006 Cameron St. owners, to the point that at present time, as mentioned above, such use is the subject of a civil action currently pending in the Circuit Court of Alexandria (*Case No.: CL25-2005; Madison Welch, et al. v. La Pluma Coffee and Wine, Inc. et al.*).

A Term Day Praeceptum is currently scheduled in that case for November 10, 2025 for a scheduling order and trial date to be set.

The repeated and ongoing unlawful encroachment, trespass, and interference with the dominant estate's property rights, their right to privacy, and their use and enjoyment of the exclusive use easement, forms the basis of the civil action currently pending in the Circuit Court. That action describes LaPluma's continuing violation of the approved special-use permit.

The approval of this permit amendment would inevitably *exacerbate and intensify* the ongoing nuisance, unlawful encroachment, trespass, and tortious interference with the dominant estate's property rights pursuant to the easement, which form the basis of the civil action currently pending. (These ongoing issues have indeed already intensified, to the point that specific individualised tort allegations have been raised, including assault, as articulated in further detail in Alexandria Circuit Court *Case No.: CL25-2005*).

Section 11-504 of the Zoning Ordinance includes several factors which may be taken into consideration in reviewing the permit application, including "whether the proposed use will interfere with any easements."

11-504 Considerations on review.

(B) *In reviewing the application, the city council may take into consideration the following factors where it determines that such factors are relevant and such consideration appropriate:*

(9) *Whether the proposed use **will interfere with any easements**, roadways, rail lines, utilities and public or private right-of-way.*

(emphasis added)

In the entirety of the staff report, while the "public right-of-way" is mentioned several times, the easement is mentioned *once*, in passing, and that one

mention does not accurately capture the property rights associated with the easement. 1006 is the dominant estate, who enjoys exclusive use of the easement, which is the tract of land immediately adjacent to 1000 Cameron/La Pluma. To be clear, 1006 Cameron is the dominant estate of the easement and not merely one of many users of the easement as the report's single sentence might give the impression. As cited by the Supreme Court in McCarthy Holdings LLC v. Burgher, 282 Va. 267, 273, an easement "creates a **burden on the servient tract** [1000 Cameron/LaPluma] **and requires that the owner of that land refrain from interfering with the privilege conferred for the benefit of the dominant tract.**" Brown, 233 Va. at 216, 355 S.E.2d at 5. (emphasis added)

The easement, where 1000 Cameron St. (LaPluma) is the *servient* estate, and 1006 Cameron St. is the *dominant* estate, is a paved area adjacent to 1000 Cameron and accessible through 1006 Cameron St.'s driveway, patio and garden, and measures almost ten (10) feet wide and fifty feet (50) long. While a fence directly situated on the property line between the easement and 1000 Cameron was not included in the sketches of the revised 2022 permit application (after their first application including such a fence directly on the easement line was rejected), 1000 Cameron/LaPluma nonetheless erected the previously rejected fence following their original permit approval, despite the original submission containing the same having been denied. Their deviations from those plans, including erecting this fence, as well as multiple other deviations, along with their ongoing trespass, harassment, and continuous interference and encroachment of the easement, has resulted in the denial of 1006 Cameron's use and enjoyment of their property and has frustrated the legal rights to which they are entitled as a matter of law.

This exclusive easement, originally created in 2008, provides the owners of 1006 Cameron St. exclusive use and enjoyment of the easement area and requires 1006 Cameron St. to pay the portion of assessed real estate taxes for the easement, and to insure it.

The increased use would inevitably increase the risk associated with the property that the owners of 1006 Cameron are required to insure at their own cost for which use the existing insurance may not cover and was never contemplated when the easement was created.

On or about February 15, 2022, Danny's Painting applied to renovate 1000 Cameron St to build a restaurant and bar called LaPluma Coffee & Wine. In its initial plan, LaPluma/Danny's Painting indicated that the easement would be used as a loading and unloading zone, despite it not having a curb cut for a vehicle to Cameron St. This plan was rejected.

On or about March 4, 2022, Danny's Painting submitted a second application, which no longer showed the easement as a loading zone, converted the six (6) car parking area to patio dining, had a corridor between the easement and building for ingress and egress from Cameron St, no fencing on or adjoining the easement and included a curb cut to North Patrick St. which could be used for deliveries. The City accepted LaPluma/Danny's Painting's second application. Unlike their first application, there is no evidence that the second was advertised for public comment as required of the applicant.

As part of their construction, LaPluma built a fence with an ingress and egress door to the patio and alcove which encroached on the easement narrowing it, added a mechanical unit blocking LaPluma Coffee & Wine's corridor access to Cameron St., reducing proper trash storage space, a full kitchen in the basement, and an additional story which were not in LaPluma Coffee & Wine's special use permit application.

A discharge pipe was also installed under the sidewalk from the bar area of LaPluma Coffee & Wine, which discharges water from their trash area into Cameron St. and puddles in front of the easement and the Welches' driveway.

LaPluma, their owners and employees have repeatedly used the easement and the Welches' driveway portion of Cameron St. as a truck supply delivery area despite having access to an existing curb cut in front of the restaurant and bar and a public alleyway on North Patrick St.

Since its opening, LaPluma Coffee & Wine's customers, some with pets, employees, trashmen, and the public have used the Welches driveway and the easement as an ingress and egress to enter LaPluma Coffee & Wine's rear gate and loiter in the easement and driveway.

LaPluma Coffee & Wine's employees haul and drag garbage multiple times per day through the easement, leaving trash bags on the sidewalk on Cameron St.,

often leaving trails of used cooking oil and other substances when moved. Because it is blocked by mechanical equipment, they are unable to directly access the trash area via the gate depicted in the photograph from the Staff Report:

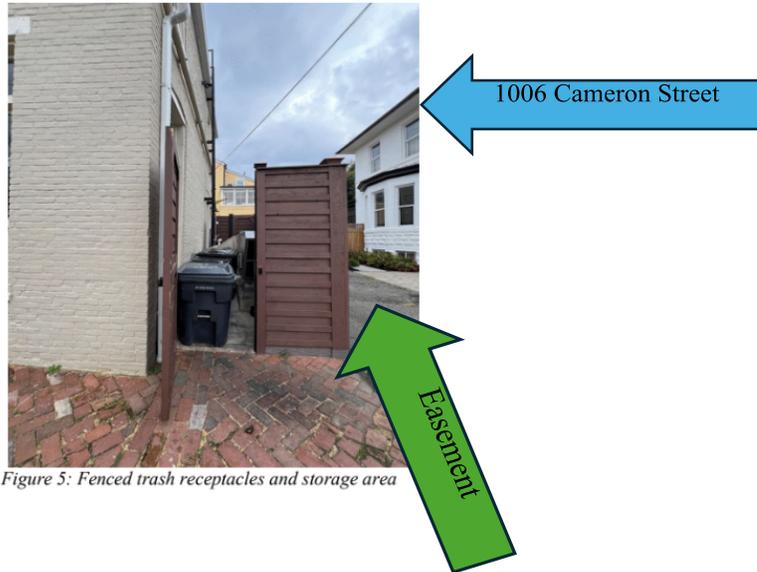


Figure 5: Fenced trash receptacles and storage area

Instead, they have used a door they erected on the fence that opens directly into the easement and 1006 Cameron St.'s driveway.

Since May 2025, LaPluma, their owners, employees, service providers and customers have continued to unlawfully and physically enter into the easement and Welches' driveway (which they own and possess). LaPluma, built an encroaching fence with gateway on the easement, using it and the Welches' driveway as a loading delivery area, and access for customers, employees, delivery persons, trashmen, and strangers to enter into or loiter around the restaurant and bar.

Additionally, because of failing to have proper draining and grading, when LaPluma Coffee & Wine's employees wash the patio and alcove, the runoff, which contains food debris, puddles on the easement and the Welches' driveway leaving food particle remnants. LaPluma Coffee & Wine's failing to seal and store their garbage, trash bags, food and cooking oil waste, and properly draining the patio and alcove washing runoff has created a rodent problem on and about the easement and on the properties.

Further, in June 2025, Allison Melia (an owner of 1006 Cameron Street) returned from work to pull into her own driveway only to find a LaPluma

employee (the owners' son) lurking during the evening, a couple feet from her car. She observed him taking photographs and as she tried to exit her vehicle (parked on her own property), he forced his way past her in the narrow space available, causing her to be wedged against her car in fear. After she managed to get away from him and head into her home, he set off her car alarm. He now curses at and threatens Mr. Welch every time he sees him. When moving trash, he also moves the trash across the rooftop of the Welches' car before disposing of it in the trash area.

These are only a few examples of the *ongoing and particularized harm* that the owners of 1006 have suffered at the hands of LaPluma/1000 Cameron St. since the initial permit was approved and following the commencement of their business operation. They have used the special use permit previously issued to them as justification for their ongoing misuse and abuse of the property. The Planning Commission should not allow LaPluma to continue this behavior under the guise that such behavior is somehow "approved" by the Commission.

The ongoing litigation mentioned above relating to this misuse makes it inappropriate to consider any amendment that expands the capacity, number of employers, or hours of operation at this time. The approval of this permit amendment would inevitably *exacerbate and intensify* the ongoing encroachment, trespass, and interference with the dominant estate's property rights pursuant to the easement, which, as mentioned above, form the basis of the civil action currently pending.

While the Staff Recommendation Report refers to a "modest increase" in the number of outdoor seats, the percent increase from 28 seats to 40 seats is an increase of approximately **42.86%**. Allowing such an increase would inevitably increase the particularized harm (i.e. encroachment, interference, trespass, nuisance) already suffered by the owners of 1006 Cameron by a similar percentage. It should also be noted that there is no mention in the Staff Report of the requested **increase in the number of employees** that is included in the Petitioner's application. The application requests an increase from 4-6 employees to 7-10 employees. That equates to an increase of anywhere between a 75% increase (4 employees increased to 7 employees), and a 150% increase (4

employees increased to 10 employees) all who would use the easement to enter and exit the patio gateway in the encroaching fence.

As noted in the Staff Report, a parking lot previously existed on the site where the outdoor dining is now located. 1000 Cameron/LaPluma decided to eliminate that lot, and as such, eliminated all parking and loading areas. They now use 1006 Cameron St.'s property for such activities, often blocking the owners of 1006 Cameron from entering and exiting their property despite having a public alleyway within walking distance on North Patrick St to make deliveries for the restaurant.

Section 11-504 of the Zoning Ordinance allows the Commission to consider

*“(5) Whether **adequate access roads or entrance or exit drives will be provided** and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.”*

1006 Cameron/LaPluma has failed not only to include “adequate” access roads or entrance or exit drives, but have included **none**, as none exist.

Section 11-504 also includes the following for the Commission to consider:

(10) Whether the proposed use will have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare”

and

(15) Whether off-street parking and loading areas will be provided in accordance with the standards set out in Article VIII of this ordinance, and whether such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.”

Providing **no parking and no loading zones whatsoever** has had a substantial, undue adverse effect on 1006 Cameron St. while LaPluma has been operating under the initial special use permit granted to them, and approving an expansion of such operation, by way of the amendment requested, will only increase these adverse effects, Since opening, LaPluma/1000 Cameron has blatantly disregarded the Welches' right to exclusive use of the easement and the

quiet enjoyment of 1006 Cameron St, by using the easement and the Welches' driveway for its business operations which the City rejected in their initial special use permit application.

A new condition added by Staff in the Staff Report reads: "*CONDITION ADDED BY STAFF: Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use.*" It should be noted that this does not give LaPluma or 3rd party delivery drivers the right to use the driveway of neighbors, violate their property rights, or barricade their driveway. To comply with this requirement, any parked delivery vehicles would need to be in new, legal off-street parking or loading zones as none currently exist.

Additionally, multiple conditions were found in violation of Special Use Permit #2022-00009, which have not in fact been corrected as LaPluma has represented to the Staff and they continue today.

The Virginia Supreme Court has articulated a two-part test to determine whether a party who does not own the property that is the subject of a locality's land use permit approval can challenge the decision in court. In *Friends of the Rappahannock v. Caroline County Board of Supervisors*, the Court held that a plaintiff can only establish standing by meeting two criteria:

1. The party owns or occupies real property within or in close proximity to the property that is the subject of the land use determination (the "proximity" requirement); and
2. The party must allege facts that show "particularized harm" to a personal or proprietary right that is distinct from that suffered by the public in general (the "particularized harm" requirement).

Clearly, the owners of 1006 Cameron St. meet this strict definition, due to their proximity and particularized harm. Approval would also not only negatively impact the surrounding community as a whole, but more specifically and independently would further negatively impact the owners of 1006 Cameron St., whose distinct and established rights are greater than those of the "general public" with respect to the subject permit/property, and who have suffered - and continue to suffer - *particularized* harm.

Given the above and the unresolved legal dispute, it would be premature and inappropriate for the Commission to consider any amendment or expansion of 1000 Cameron/LaPluma's special use permit until the matter is fully adjudicated.

Since the original permit was issued, 1000 Cameron/LaPluma has consistently failed to comply with its terms and have abused the privileges granted, resulting in significant disruption to neighboring properties. Multiple violations remain unresolved, and these issues persist despite repeated efforts to have them addressed. To approve an expansion or amendment under such circumstances would only further erode the credibility and enforceability of the special use permitting process. More concerning is their brazen disregard for the conditions that the Commission expressly attached when granting the original special use permit. They have repeatedly deviated from the plans they previously submitted to this Commission, failing to adhere to the representations made during their initial application process. These deviations have not been minor oversights but rather sustained actions in direct contradiction of the commitments made to the City. Such actions undermine not only the integrity of the permitting process but also the trust that must exist between applicants and the Commission.

As such, I strongly urge this Honorable Commission to not allow 1000 Cameron/LaPluma to continue to flout the authority of this Commission and to continue to violate the property rights of 1006 Cameron St., and in furtherance of such, respectfully request that not only their application to amend the special use permit be denied, but that the Commission also considers revoking the originally granted special use permit if any additional violations occur, due to 1000 Cameron/LaPluma's disregard for the privileges bestowed upon them therein.

Thank you for your attention to this matter. I thank you in advance for the opportunity to speak at the upcoming meeting regarding this issue, and I am available to provide further details or documentation as needed. I truly appreciate your careful consideration of these concerns.

Sincerely,

/s/ Amy L. Melia

AMY L. MELIA

*Written on behalf of the owners of 1006
Cameron Street*

/s/ Madison Welch, Allison Melia

MADISON WELCH, ALLISON MELIA

Cc:

Tony LaColla, AICP, Division Chief,

Land Use Services Department of Planning and Zoning;

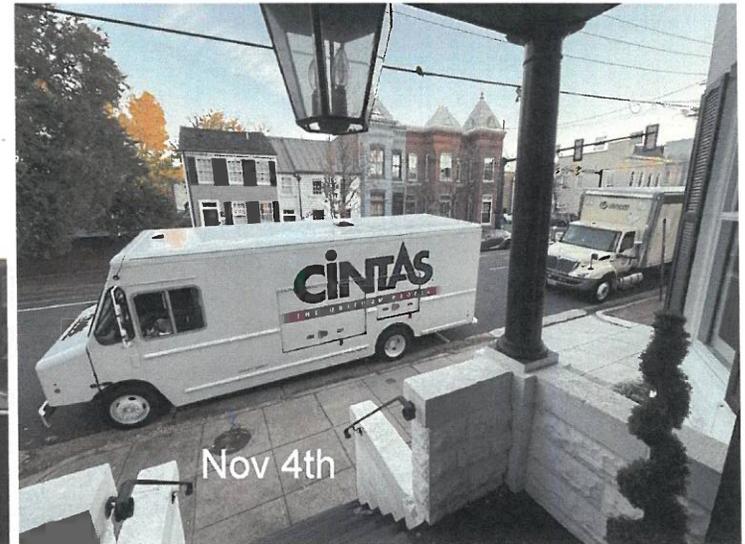
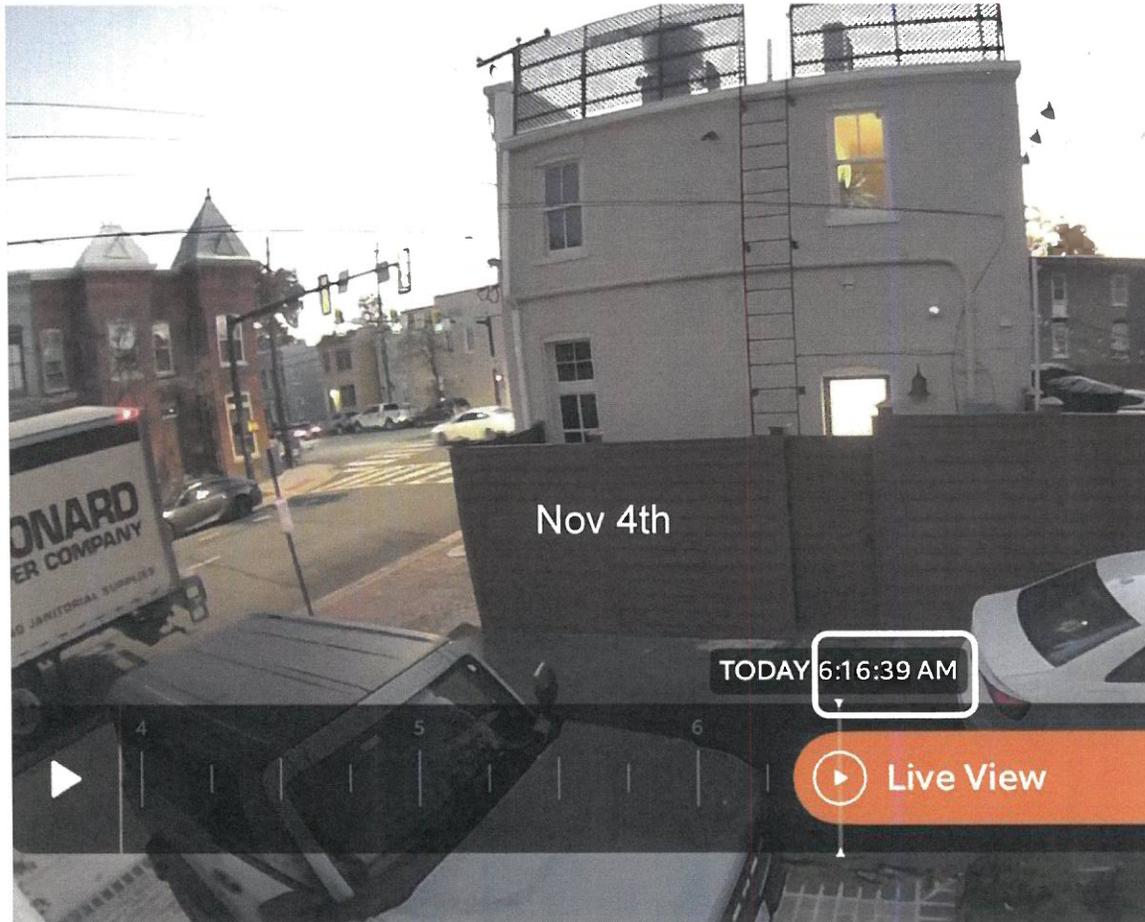
Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov;

Lanning Blaser, Urban Planner, lanning.blaser@alexandriava.gov

Docket Item #5 LaPluma's request for a 43% increase in outdoor bar's capacity and later hours

- Planning and Zoning has done a lot of hard work with a difficult, non-compliant bar. They have documented 7 SUP violations, which averaged more than 1 per month.
- The repeated failure to adhere to the SUP has created a nuisance in the neighborhood and required sustained intervention by the City and an ongoing lawsuit by the neighbors.
- The advised restrictions should be implemented, but the 43% increase in outdoor capacity and extended hours denied.
- Despite telling the city they had fixed their issues in August, these slides document their continuing violations of SUP conditions. These will be made worse by larger capacity and hours. These include:
 - Violating SUP #18 with deliveries outside of required hours and deliveries pallets left in neighbor's driveway.
 - Frequent trespassing and violation of property rights, which require a new SUP condition (see slide 4)
 - Violating SUP #9 with overcapacity patio crowds during the late evening in which entertainment is not subordinate to dining.
 - Violating SUP #14 with unsanitary trash conditions. Trash containers are overflowing and not in sealed containers.
 - Violating 12VAC5-421-2970 and the spirit of SUP #30 with a deluge of water into the neighbors and sidewalk when washing the patio.
- Finally,
 - The two example restaurant patios cited in the report are not analogous as they are separated from residences by 2-story brick walls. Therefore those restaurants have taken far more mitigations and there is no precedent that supports LaPluma's request.
 - LaPluma is involved in a lawsuit about these issues, which would be exacerbated by larger capacity or hours. That must be resolved prior to the city approving new SUP privileges.

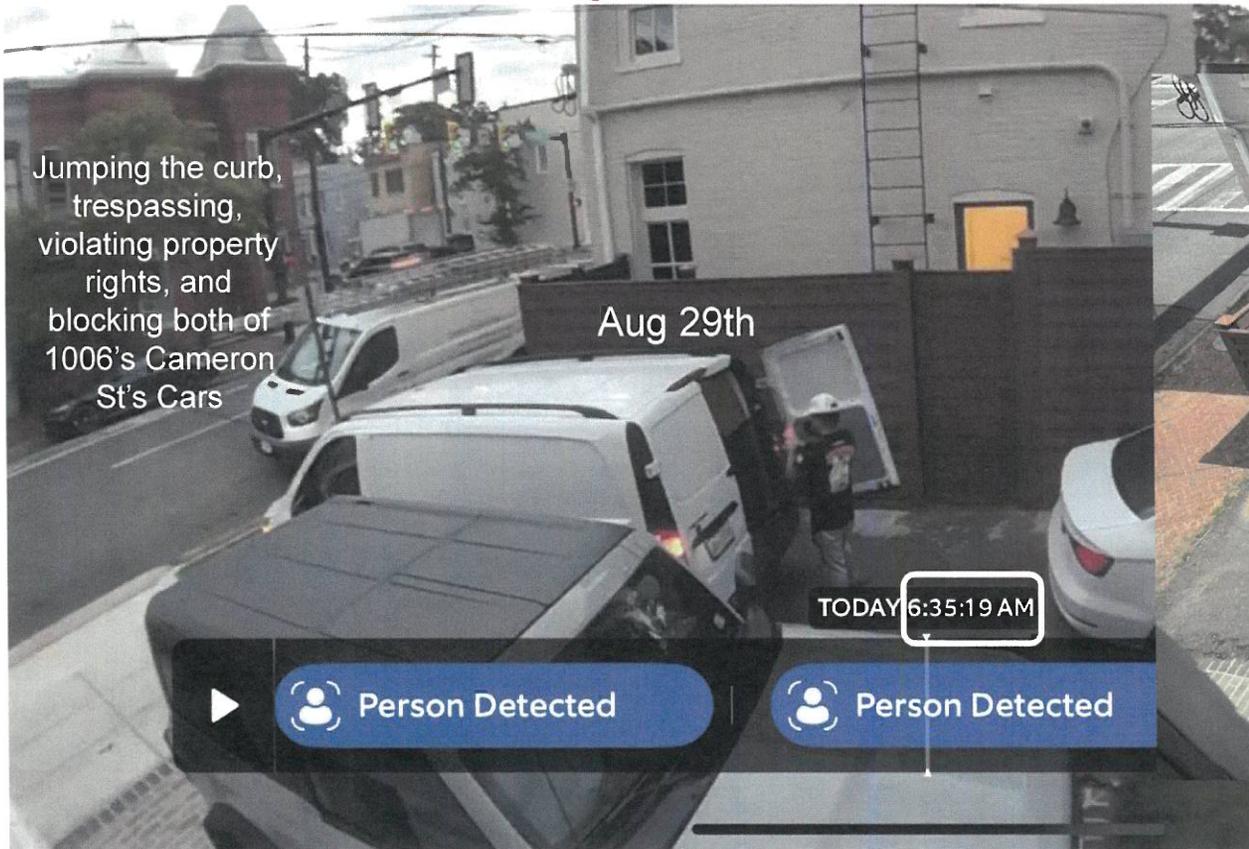
Deliveries occur after hours despite assurances to Planning and Zoning.
Violates SUP #18 two days before Planning Commission Hearing.



Two after hours deliveries.
One blocking the driveway until moving to accommodate a second truck (also before 7am).
They disturbed the sleep of the community.

Deliveries occur after hours despite assurances to Planning and Zoning: Violates SUP #18

Pallets are have been left violating neighbor's property rights and blocking their cars



Jumping the curb, trespassing, violating property rights, and blocking both of 1006's Cameron St's Cars

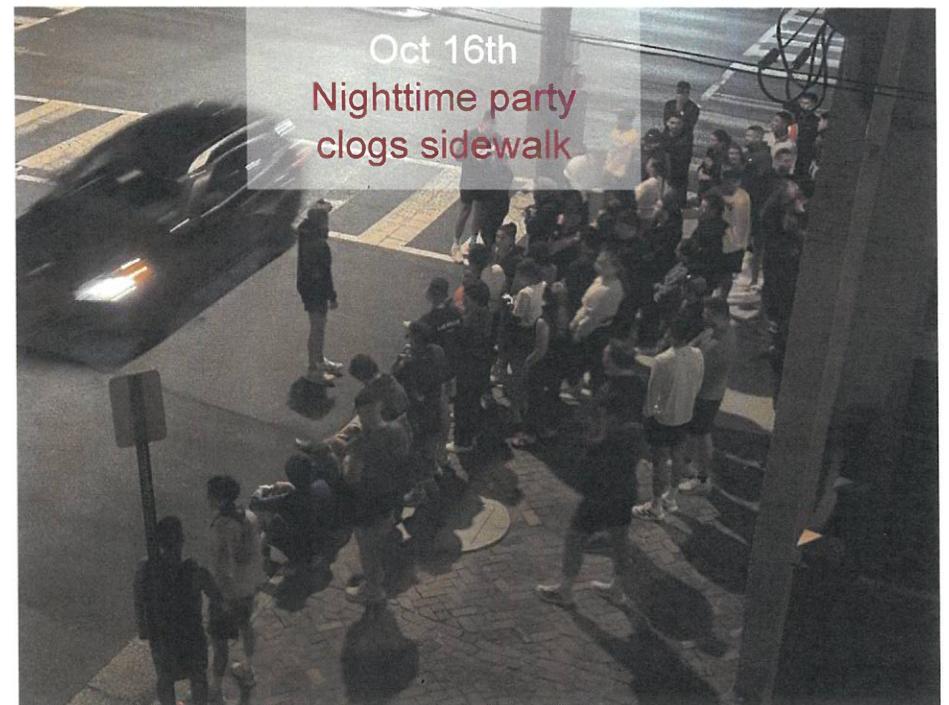
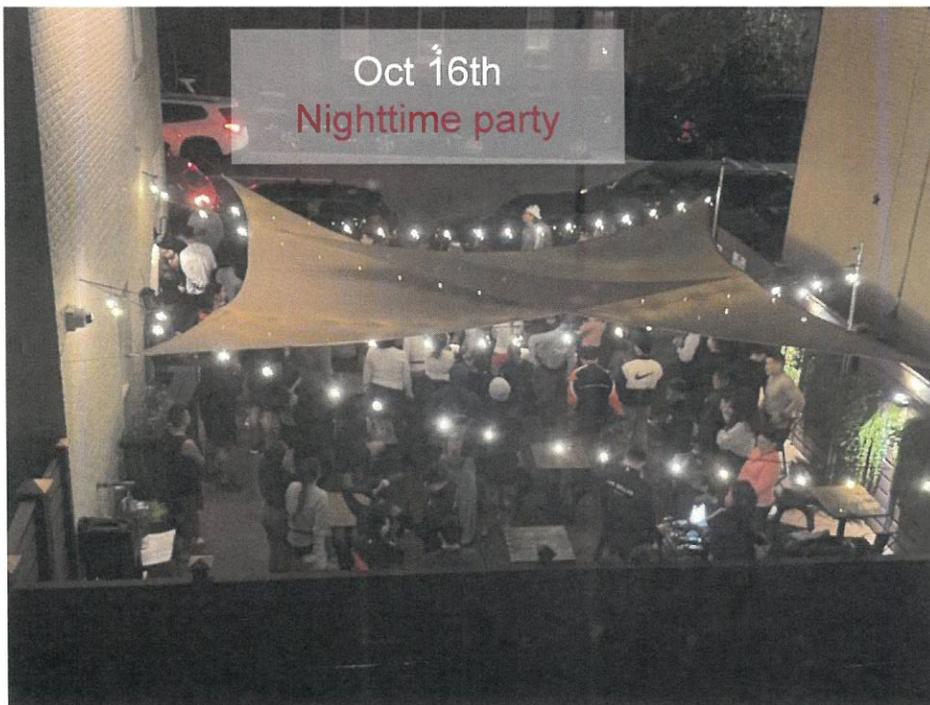


Trespassing during deliveries
disregarding property rights



Regular parties that vastly exceed capacity specified by fire codes based on SUP #5

And violate SUP #9 "All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment"



Example outdoor patios are not analogous and have far more significant mitigations



Auggie's Mussel House separated by 2-story brick wall from residences (back of photo). This blocks sound and runoff



1799 Prime separated by 2-story brick building (back of photo) from residences

Both of the example patios are separated by 2 story brick walls or buildings from residences. Neither is open in the morning.

No precedent exists for LaPluma's desired changes without a wall being constructed.

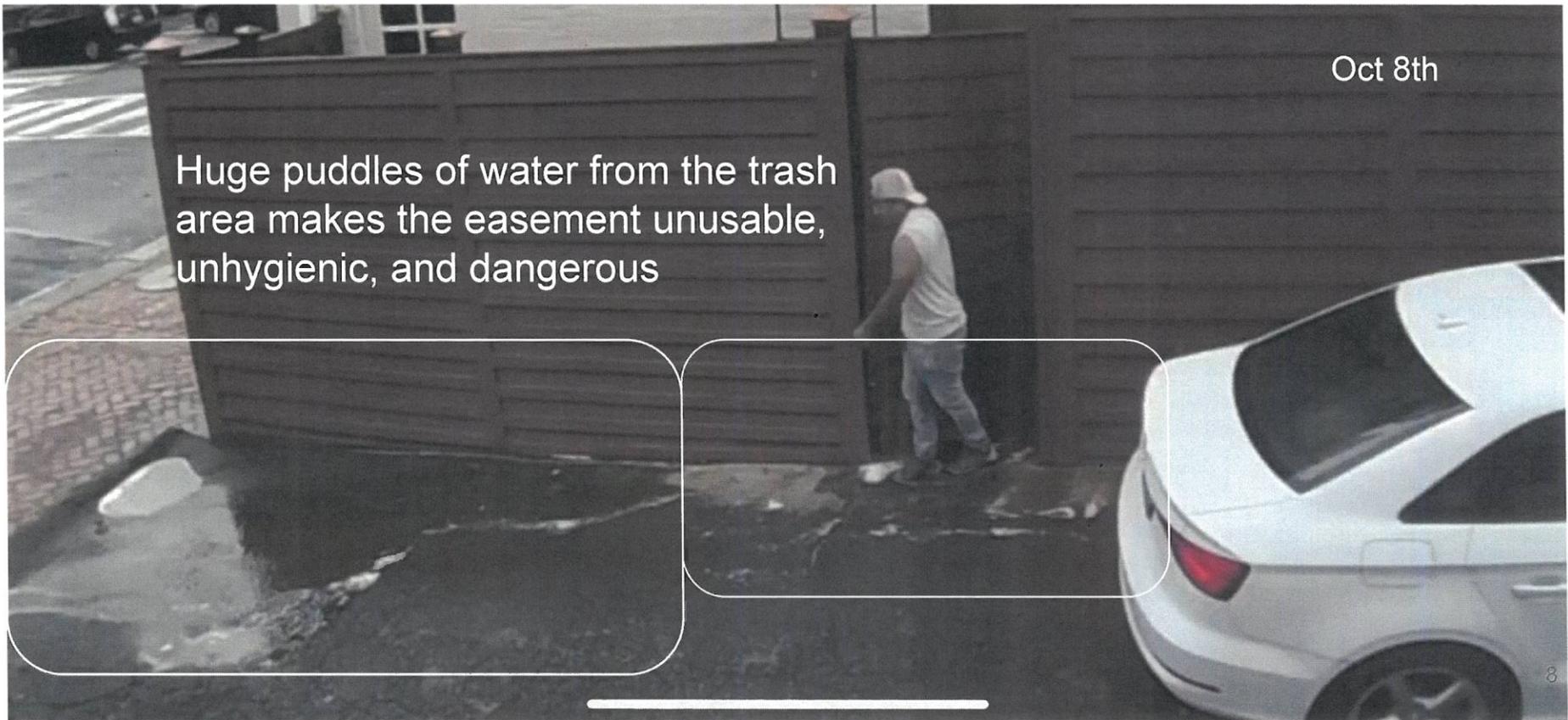
Trash still piling up outside of containers: Violating SUP #14
Sept 5th, 29th & Oct 6th, 19th, 27th



Deluge from washing food particles into the neighbor's property and sidewalk:
Violates 12VAC5-421-2970 and the spirit of the new SUP requirement #30

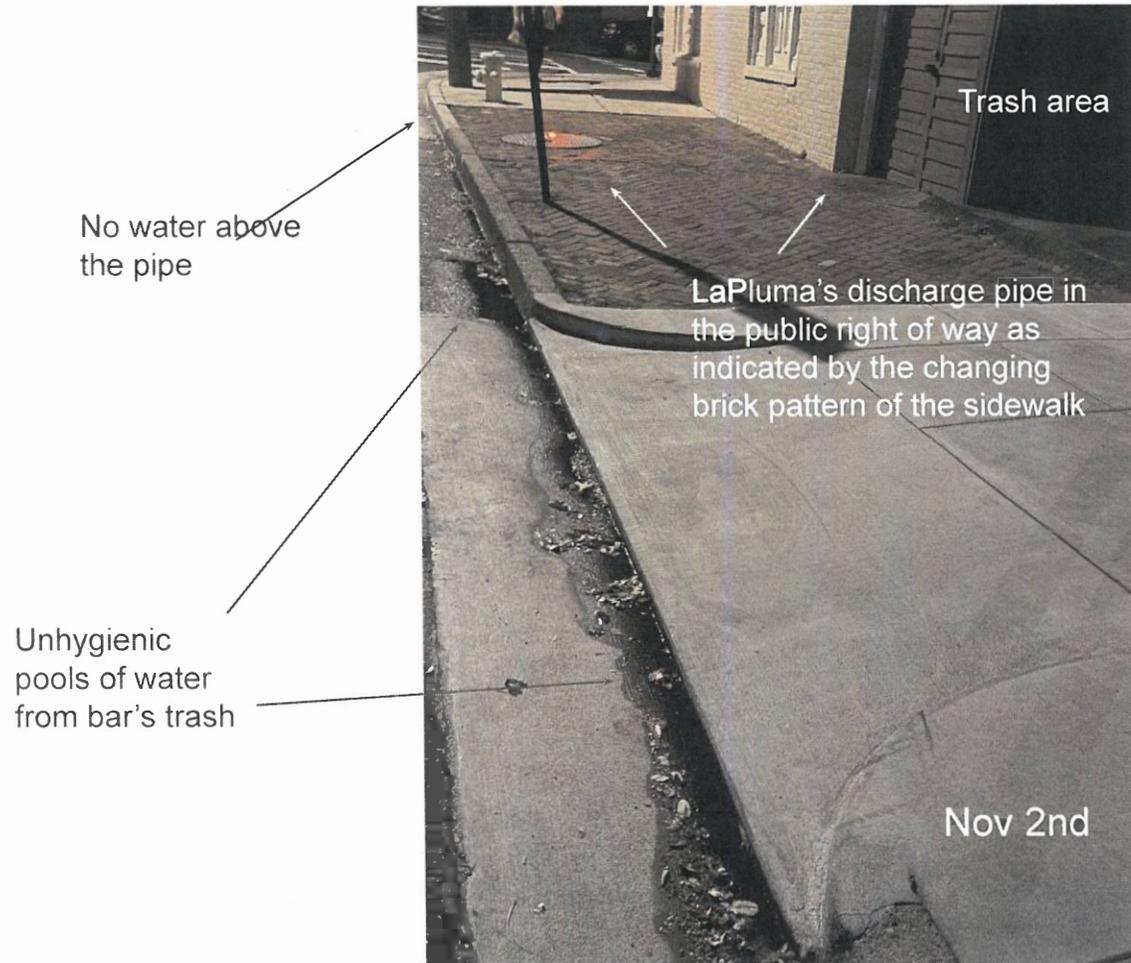
12VAC5-421-2970. "Outdoor walking and driving surfaces, graded to drain."

New SUP requirement #30 "The outdoor dining area shall be cleared and washed at the close of each business day that it is in use"



Huge puddles of water from the trash area makes the easement unusable, unhygienic, and dangerous

Discharge pipe dumping water from the trash area into the street



Violates 12VAC5-421-2600, which states:

"Outdoor storage surface for refuse, recyclable, and returnables shall be ... sloped to a drain"

And violated the spirit of the new SUP requirement #30 *"The outdoor dining area shall be cleared and washed at the close of each business day that it is in use"*

FW: [EXTERNAL]Special Use Permit 2025-00042

You don't often get email from dave.m.hellman@gmail.com. [Learn why this is important](#)

Dear Mr. Blaser,

I am writing in support of Special Use Permit 2025-00042 for 1000 Cameron Street. As you know, the owners are requesting to add outdoor seating and expand their hours of operation. My family and I have found LaPluma to be a very welcome addition to the neighborhood. In addition, Mr. Lopez and his staff obviously respect the historic nature of this building by not making any adverse alterations that would negatively affect its design. Adding additional outdoor seating and expanding the hours of operation will in no way negatively impact the surrounding area. Instead, it will enhance the area. The tall fence surrounding the outdoor eating area buffers the area from the adjacent properties while also protecting the diners from any traffic disruptions on North Patrick Street. The customers of LaPluma are not loud and raucous, so expanding the hours of operation on Sundays will not in any way disrupt the community.

In summary, I support the Special Use Permit.

Please let me know what else I can do to support this application.

Sincerely,
David Hellman

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**