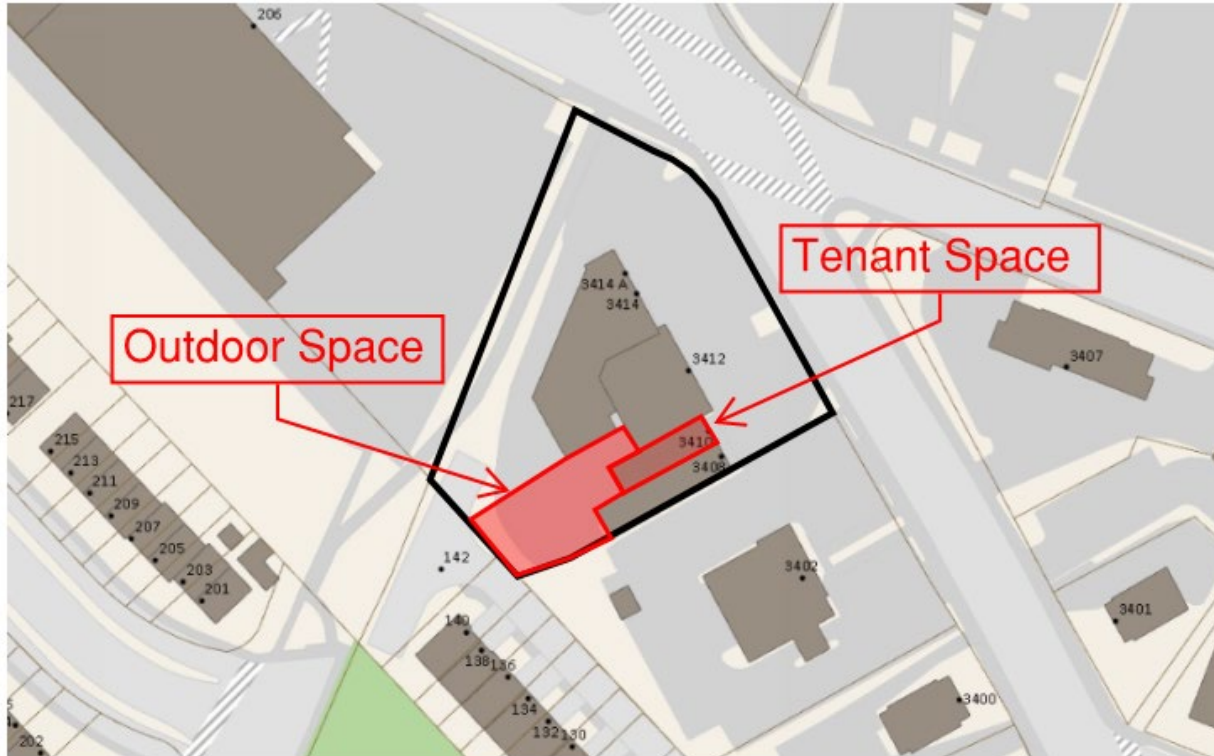


**SUP#2020-00045**  
**3410 Mount Vernon Avenue**  
**Hops `N Shine Restaurant**

Planning Commission  
September 1, 2020

# Site Context



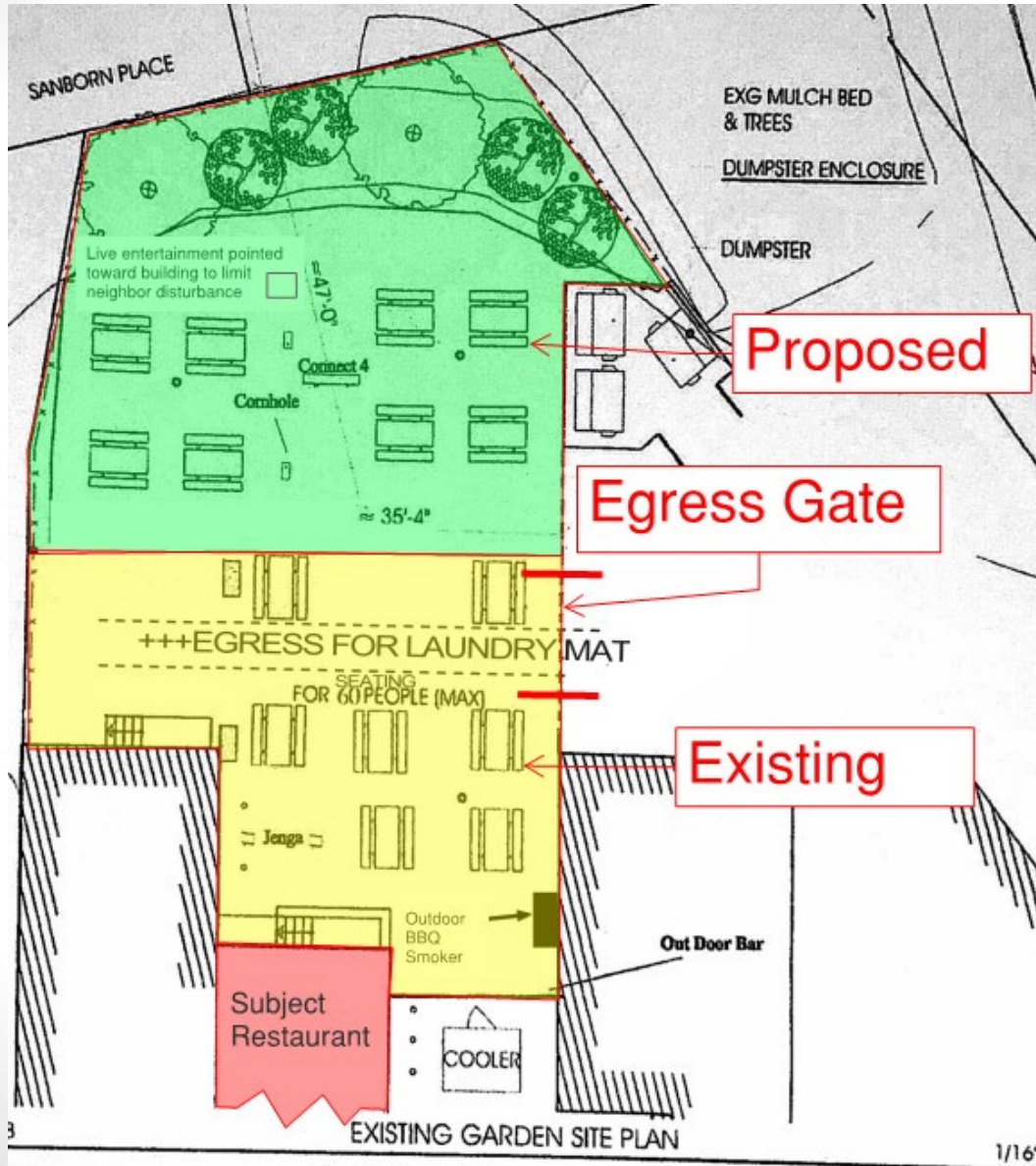
- Situated on the corner of Mount Vernon Avenue and West Glebe Road
- The restaurant is one of four tenants in a Commercial Center (Laundromat, Hops N' Shine, 7-Eleven, El Paisa Grocery)
- Surface parking is provided onsite
- Zoned CG/ Commercial General

# SUP Amendment Requests



- Expand existing rear outdoor patio  
Provide outdoor live music, outdoor bar, outdoor BBQ grill, outdoor games
- One delivery vehicle
- Eight seats at two outdoor tables at front
- Extend indoor and outdoor hours

# Proposed Rear Plan



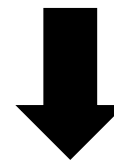
## Existing:

30 seats indoor  
30 seats outdoor

## Proposed:

60 seats indoor  
60 seats outdoor rear  
8 seats outdoor front

Toward Mt.  
Vernon Ave

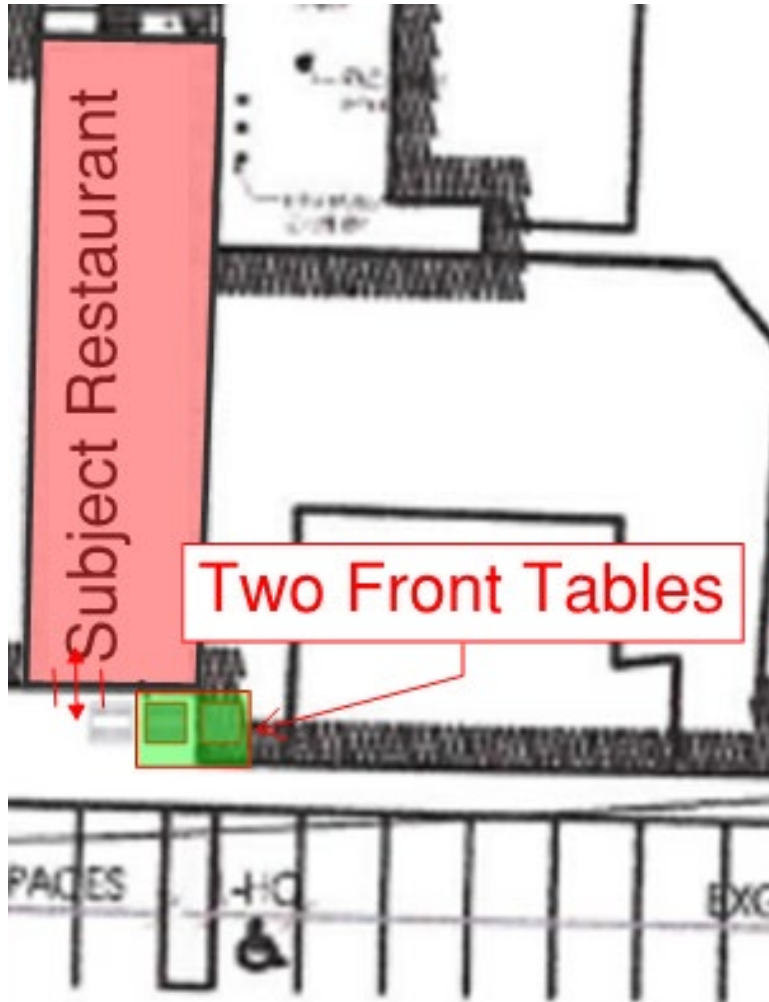


# Current Outdoor Patio



Current configuration approved with current rules related to COVID Crisis

# Proposed Front Plan



Proposed:  
Eight seats at two  
outdoor tables  
Adjacent to  
entrance

Toward Mt.  
Vernon Ave



# Proposed Extended Hours

## Existing:

Indoor: 7 a.m. – 12 a.m., Sun - Thu  
7 a.m. – 1 p.m., Fri and Sat

Outdoor: 11 a.m. – 9 p.m., Sun - Thu  
11 a.m. - 10 p.m., Fri - Sat

## Proposed:

Indoor: 7 a.m. – 2 a.m., daily

Outdoor: 7 a.m. – 11 p.m., Sun – Wed  
7 a.m. – 2 a.m., Thu – Sat

# Staff Recommendations

## Hours:

### **Proposed**

Indoor 7 a.m. – 2 a.m., daily

Outdoor 7 a.m. – 11 p.m., Sun – Wed  
7 a.m. – 2 a.m., Thu – Sat

### **Recommendation**

Indoor 7 a.m. – 2 a.m., daily

Outdoor 9 a.m. – 10 p.m., daily





# Staff Recommendations

## Seats:

### **Proposed**

Indoor	60
Outdoor, Rear	60
Outdoor, Front	8

### **Recommendation**

Support number of seats, applicant must locate outdoor dining furniture at least 25 feet from residential zone transition line



# Staff Recommendations

## Outdoor Activities:

### **Proposed**

Outdoor bar, outdoor games/activities,  
outdoor BBQ smoker

### **Recommendation**

Support outdoor bar and outdoor games/activities  
located 25 feet from the zone transition line

Non-approval of outdoor BBQ smoker

# Staff Recommendations

## Live Music:

### **Proposed**

Live music indoors and outdoors

### **Recommendation**

Support indoor live music, but not outdoor live music

Outdoor background music only from speakers

## Delivery vehicle

### **Proposed**

One delivery vehicle parked on-site for direct delivery to customers

### **Recommendation**

Approval



# **Staff Recommends Partial Approval**

# Additional Materials



# Recently approved SUPs with similar outdoor dining sites, number of seats, hours, etc.

<b>Augie's Mussel House</b>	1106 King St	11 feet	86/side	11 pm, Sun-Wed 1 am, Thu-Sat
<b>The Gardens</b>	1503 Mount Vernon Ave	45 feet	100-120/rear	10 pm, daily
<b>Sunday in Saigon</b>	682 N St. Asaph St	84 feet	40/side	11 pm, Sun-Thu 12 am, Fri & Sat
<b>Evening Star</b>	2000 Mount Vernon Ave	73 feet	50/side	10 pm, daily
<b>Live Oak</b>	1603 Commonwealth Ave	55 feet	40/side	10:30 pm, Mon-Fri 10:30 pm, Sat & Sun