

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: JUNE 24, 2024

TO: CHAIR NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: (A) DOCKET ITEM #2 – SUP #2024-00014  
3950 WHEELER AVENUE

(B) DOCKET ITEM #8 – SUP #2024-00033  
201 EAST DEL RAY AVENUE,  
2207 AND 2213 MOUNT VERNON AVENUE

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This memorandum proposes two condition amendments which were raised at the Planning Commission briefings.

(A) Commissioner Lyle recommended amending SUP #2024-00014 Condition #3 for the temporary trailer request at Port City Brewery. She believed limiting the term limit to a total of five years would allow time for the business to build out space for a kitchen inside the brewery, replacing the need for the trailer. The proposed amendment would read:

3. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be permitted until July 1, 2026, with an opportunity to increase the term for three additional years ~~until~~ with an SUP expiration date of July 1, 2029, through an Administrative Special Use Permit. ~~(P&Z)~~ (PC)

(B) Regarding SUP #2024-00033 for Gustave Boulangerie and Brasserie and Gustave Le Jardin, Chair Macek suggested that the outdoor dining should be subject to the statewide building code. Given that patrons often stand and congregate in Gustave Le Jardin, staff added a reference to overall outdoor occupancy for the commission's consideration of amended Condition #26:

26. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~A maximum of 104 seats~~ Outdoor occupancy limits, including number of for outdoor dining seats are permitted shall be determined by the statewide building code. may be located at outdoor tables. ~~(P&Z)~~ (SUP2022-00060) (PC)

Staff continues to recommend approval of SUP #2024-00014 with the amendment to Condition #3 and of SUP #2024-00033 with an amendment to Condition #26.