

Nando's Outdoor Dining Encroachment

2462 Mandeville Lane | ENC2022-00005

Planning Commission

January 5, 2023




This presentation is subject to changes prior to hearing

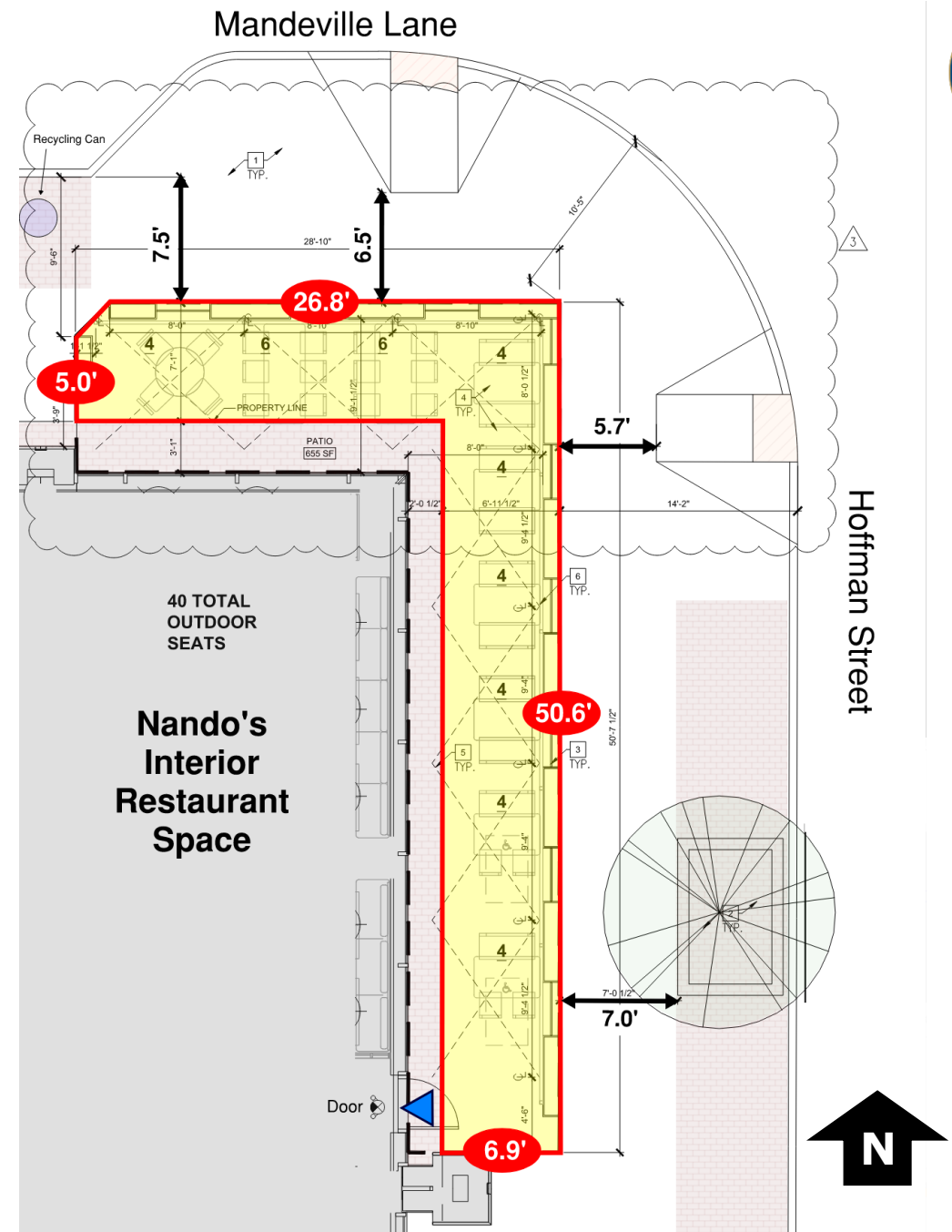
Project Location



Project Description

- 505 sf encroachment for outdoor dining
- Includes non-permanent planters, tables, 40 seats, posts for outdoor string lighting
- Annual encroachment fee of \$331.67
- Admin SUP required for outdoor dining use (separate application)

 = Encroachment Area
505 square feet



Conclusion

- Activation of retail centric street corner consistent with EESAP
- Staff recommends approval subject to conditions outlined in report



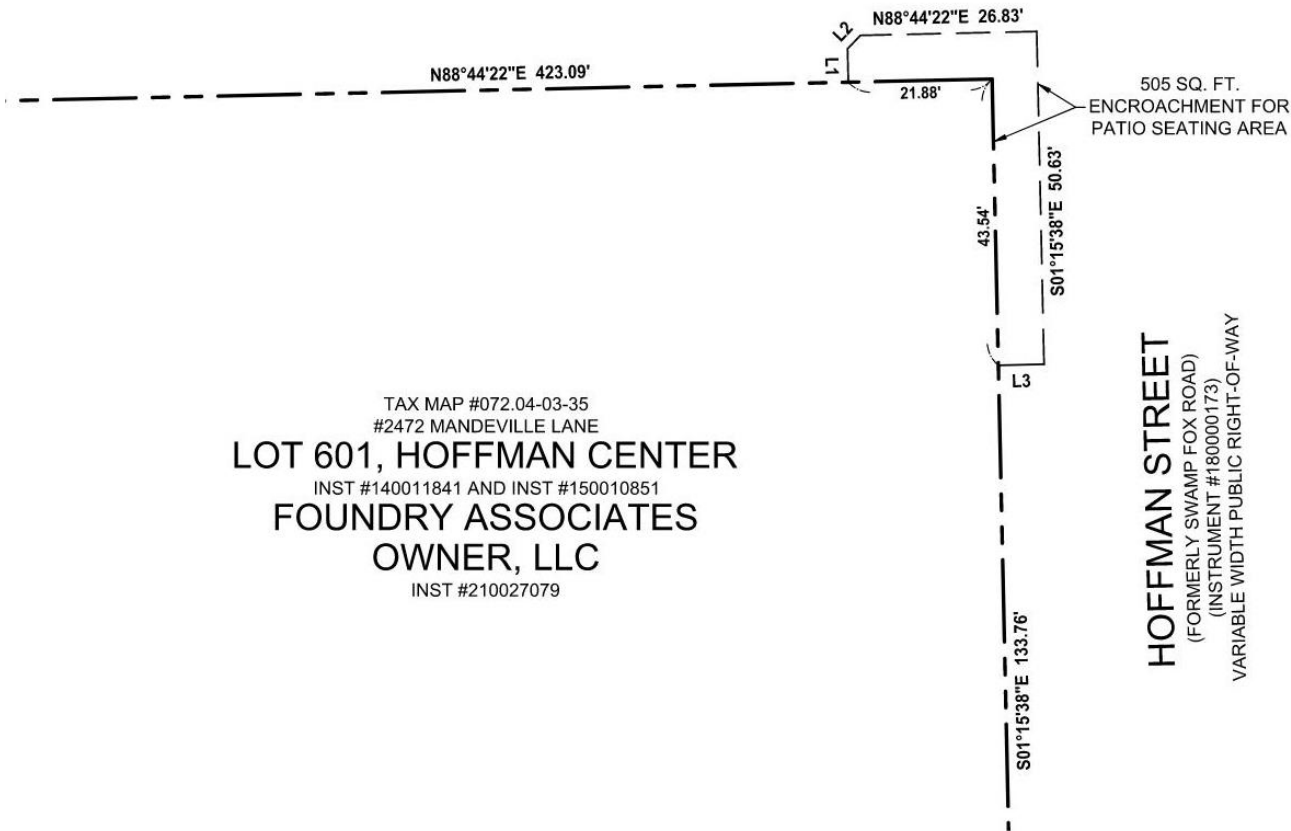
APPENDIX

Encroachment Exhibit



MANDEVILLE LANE

(INSTRUMENT #180000173)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



TAX MAP #072.04-03-35
#2472 MANDEVILLE LANE
LOT 601, HOFFMAN CENTER
INST #140011841 AND INST #150010851
FOUNDRY ASSOCIATES
OWNER, LLC
INST #210027079

HOFFMAN STREET
(FORMERLY SWAMP FOX ROAD)
(INSTRUMENT #180000173)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON CITY OF ALEXANDRIA BY TAX MAP #072.04-03-35.
2. A TITLE REPORT WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-1078786, WITH AN EFFECTIVE DATE OF JULY 23, 2021 AND A REVISION DATE OF OCTOBER 8, 2021 AND WAS REVIEWED AND ADDRESSED BY THIS FIRM ON AN ALTA SURVEY TITLED, ("MANDEVILLE LANE ALEXANDRIA VA") AND DATED SEPTEMBER 9, 2021.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N01°15'38"W	5.08'
L2	N43°44'21"E	2.83'
L3	S88°44'22"W	6.95'

Outdoor Dining Elevation – Hoffman St



Outdoor Dining Elevation – Mandeville Ln



Outdoor Dining Planters

