



# APPLICATION

## SPECIAL USE PERMIT

June

**SPECIAL USE PERMIT #** SUP2013-00018

**PROPERTY LOCATION:** 1024 Cameron St Alexandria VA

**TAX MAP REFERENCE:** 064-03-07-03 **ZONE:** CD

**APPLICANT:**

Name: PEYMAN ESKANDARI

Address: 10038 Beacon Pond LN Burke VA 22015

**PROPOSED USE:** Restaurant & lounge

**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.

PEYMAN ESKANDARI  
Print Name of Applicant or Agent

[Signature] 3-26-13  
Signature Date

PO Box 60101  
Mailing/Street Address

202-7586776   
Telephone # Fax #

Potomac MD 20854  
City and State Zip Code

Cameron st lounge @ Hotmail.com  
Email address

|  |                    |
|--|--------------------|
| <b>ACTION-PLANNING COMMISSION:</b> _____ | <b>DATE:</b> _____ |
| <b>ACTION-CITY COUNCIL:</b> _____        | <b>DATE:</b> _____ |

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1024 Cameron St, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the Restaurant & lounge use as  
 (use)  
 described in this application.

Name: Khosrow Davachi Phone: 202-562-0460  
 Please Print  
 Address: 10801 Piney Meeting house rd. Email: \_\_\_\_\_  
Potomac MD 20854  
 Signature: KD Date: 2/19/13

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.

Arash Davachi  
Mehran Azari-Versq  
Paymon Eskandari

**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 ten 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. Arash Davachi       | 10801 Piney Meetinghouse Potomac MD 20854 | % 33.33              |
| 2. Payman Eskandari    | 10038 Beacon Pond Ln. Burke VA 22014      | % 33.33              |
| 3. Mehran Azari-Versaf | 14033 Sump dr. Germantown MD 20874        | % 33.33              |

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1024 Cameron St Alexandria (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Dr. Khosrow Davachi | 10801 Piney Meetinghouse rd. Potomac MD 20854 | 50%                  |
| 2.                     |   |                      |
| 3. Dr. Mehrdad Malek   | 14900 Kierky Farm dr. Darnestown MD 20874     | 50%                  |

**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 required 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 below and "None" in the corresponding fields)**

| 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. N/A                   |   |   |
| 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.

3-26-13 Date      PAYMAN Eskandari Printed Name      [Signature] Signature

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 previous operation is now closed, but from all indications it was being operated as a dine-in and carry-out operation. It was difficult to discern the volume of patrons served, or the exact number of employees involved in the operation, due to the size of the location, and parking availability. It seems reasonable to conclude that patrons numbered 50-100 daily, and <sup>5-10</sup> employees at any given time.

The parking is limited to the adjacent street, as well as, a public parking facility, Liberty parking, located approximately half a block away.

The only significant change to the nature of the operation will be the menu or type of food served. Our operation will serve traditional middle-eastern <sup>Kabobs</sup> cuisine, along with beer, wine, mixed drinks, and hookah. We foresee a nominal increase in the number of patrons served and the number of employees involved, due to the opening of the second floor, which will be the location of the lounge. Most if not all of our employees would →



**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).  
75-100 ppl 25 to 50 for lunch that's including carryout.  
25 to 50 for Dinner, also including carryout.
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
a total of 10 employees. 5 per shift. at 2 shifts  
a day.

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

|                               |                                     |
|-------------------------------|-------------------------------------|
| Day: <u>Mon - Thurs.</u>      | Hours: <u>10:00 am to 10:00 pm.</u> |
| <u>Friday &amp; Saturday.</u> | <u>10:00 am to 1:00 am.</u>         |
| <u>Sunday</u>                 | <u>11:00 am to 8 pm.</u>            |

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
We do not anticipate much noise level at all.  
there will be NO live music NO DJs!  
Just ambient music in the background. During Dinner.
- B. How will the noise be controlled?  
Sound damping panels.

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

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

PAPER, Food wrapper & Containers.  
\_\_\_\_\_

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

4 bags per day  
\_\_\_\_\_

C. How often will trash be collected?

We have a dumpster behind the building and trash will be picked up 3 times per week.  
\_\_\_\_\_

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

We will have trash & Recycling Bins set up also the staff will walk the premises to insure cleanliness  
\_\_\_\_\_

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:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Their will be a ADT Alarm system in place  
along with Security cameras around the building  
~~and~~

**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.

currently there is No operating business  
at the location but we are predicting  
70% Food sales and 30% Alcohol only  
on premises.

**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 \_\_\_\_\_

Does the application meet the requirement?  
 Yes  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?

Liberty Parking 1/2 a block away on Cameron St.

**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.

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? 0

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?  
 Yes  No



B. Where are off-street loading facilities located? We have an alley. But most deliveries will be done by us.

C. During what hours of the day do you expect loading/unloading operations to occur?  
Between 10am-11am

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

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?  
N/A

**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?  
2000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2000 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.**

- How many seats are proposed?  
Indoors: 100      Outdoors: \_\_\_\_\_      Total number proposed: 100
  
- 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
  
- Please describe the type of food that will be served:  
IRANIAN FOOD, KEBABS, SANDWICHES, SALADS  
\_\_\_\_\_  
\_\_\_\_\_
  
- The restaurant will offer the following service (check items that apply):  
 table service       bar       carry-out      \_\_\_\_\_ delivery
  
- If delivery service is proposed, how many vehicles do you anticipate? NONE  
Will delivery drivers use their own vehicles?      \_\_\_\_\_ Yes       No  
Where will delivery vehicles be parked when not in use?  
\_\_\_\_\_  
\_\_\_\_\_
  
- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
\_\_\_\_\_ Yes       No  
If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)

- 100%
- 75-99%
- 50-74%
- 1-49%
- No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)

- All
- 75-99%
- 50-74%
- 1-49%
- None

3. What is the estimated peak evening impact upon neighborhoods? (check one)

- No parking impact predicted
- Less than 20 additional cars in neighborhood
- 20-40 additional cars
- More than 40 additional cars

**Litter plan.** The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

- 100 Maximum number of patron dining seats
- +  Maximum number of patron bar seats
- +  Maximum number of standing patrons
- =  Maximum number of patrons

2. 10 Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)

- Sunday Closing by 8:00 PM
- Mon-W Closing after 8:00 PM but by 10:00 PM
- Thurs Closing after 10:00 PM but by Midnight
- Fri, Sat Closing after Midnight

4. Alcohol Consumption (check one)

- High ratio of alcohol to food
- Balance between alcohol and food
- Low ratio of alcohol to food

## Welcome to Cameron St. Restaurant lounge

### (sample menu)

#### Appetizers

|  |        |
|--|--------|
| <b>Kashk-o Bademjan</b><br>A mixture of sautéed eggplant, grilled onion, garlic and boiled yogurt. | \$3.99 |
| <b>Must-o Mooseer</b><br>Yogurt mixed with shallots.   | \$3.99 |
| <b>Hummus</b><br>A mixture of mashed chick peas, tahini sauce, lemon juice and fresh garlic.       | \$3.99 |
| <b>Dolmeh</b><br>Stuffed Grape Leaves (Vegetarian)   | \$3.99 |

#### Beverages



|   |        |
|---|--------|
| <b>Bottled Doogh</b>                          | \$2.49 |
| <b>Sodas</b>                                  | \$1.79 |
| <b>Juices</b>                                 | \$1.89 |
| <b>Spring Water</b>                           | \$1.59 |
| <b>Persian Brewed Hot <a href="#">Tea</a></b> | \$1.29 |



**Entrees With Rice or Salad Add \$1.50**

\*All of the traditional dishes are served with your choice of yogurt cucumber sauce OR fresh herb (watercress, parsley, raw onion, radish, and feta cheese).

\*All of the traditional dishes w/rice OR salad are served with 1/2 a pita bread.

|   |                   |
|---|-------------------|
|   | <b>With Bread</b> |
| <b>Spicy Ground Chicken Kabob</b>                         |                   |
| Ground chicken, grated onion with special house seasoning | \$7.49            |



|  |        |
|--|--------|
| <b>Kabob-E Kubideh</b>                                 |        |
| Ground sirloin, grated onion with our house seasoning. | \$7.49 |



|  |        |
|--|--------|
| <b>Kabob-E Chenjeh</b>   |        |
| Chunks of tenderloin marinated in our special house seasoning. | \$9.49 |



|  |         |
|--|---------|
| <b>Kabob-E Barreh</b>  |         |
| Chunks of lamb loin marinated in our special house seasoning. *Halal | \$10.49 |



|  |        |
|--|--------|
| <b>Kabob-E Joojeh</b>  |        |
| Skinless chunks of <a href="#">boneless chicken</a> breast marinated in our special house seasoning. | \$7.99 |

*Lunch Specials***Lubia Polo (MONDAY)**

Steamed basmati rice, mixed with green beans, a medley of beef, onion, tomato sauce and exotic spices including cinnamon. \$7.99

**Baghaala Polo (TUESDAY)**

Steamed basmati rice, fava beans and fresh dill weed, served with baked chicken. \$7.99

**With Lamb Shank****\$8.99****Khoresht Gheymeh Bademjan (WEDNESDAY)**

Sautéed slices of eggplant, yellow peas, chunks of beef, onion and tomato sauce with exotic spices braised to perfection and served with steamed basmati rice. \$7.99

**Zereshk Polo (THURSDAY)**

Sautéed barberry (currents), shredded tangerine peel, sugar and saffran served on steamed basmati rice and beaded with baked chicken. \$7.99

**Ghormeh Sabzi (FRIDAY)**

Sautéed chunks of beef, fresh cilantro, parsley, leeks and exotic spices braised to perfection and served with steamed basmati rice. \$7.99

## Salads

|  | <b>Small</b> | <b>Large</b> |
|--|--------------|--------------|
| <b>Garden Salad</b><br>Lettuce, tomato, onion, cucumber, mushroom served with choice of dressing. (House, Italian or Ranch).   | \$3.79       | \$4.99       |
| <b>cameron's Salad</b><br>Lettuce, tomato, cucumber, onion, feta cheese, Kalamata olives and pepperocini served with choice of dressing. (House, Italian or Ranch).                  | \$4.49       | \$6.49       |
| <b>Shirazi Salad</b><br>Chopped cucumber, tomato, fresh herbs and onion served with house dressing.  |              | \$2.49       |
| <b>Spinach Salad</b><br>Spinach, lettuce, cucumber, crushed feta cheese, black olive, red cabbage and tomato with choice of dressing. (House, Italian or Ranch).                     | \$4.49       | \$6.49       |
| <b>Kubideh Salad</b><br>Grilled ground sirloin, grated onion with our house seasoning, lettuce, tomato, onion, cucumber, mushroom served with house dressing.                        |              | \$8.99       |
| <b>Chenjeh Salad</b><br>Grilled chunks of tenderloin marinated with our house seasoning, lettuce, tomato, onion, cucumber, mushroom served with house dressing.                      |              | \$10.99      |
| <b>Joojeh Salad</b><br>Grilled skinless chunks of boneless chicken breast marinated with our house seasoning, lettuce, tomato, onion, cucumber, mushroom served with house dressing. |              | \$9.49       |

*Side orders*

|   | <b>Small</b> | <b>Large</b> |
|---|--------------|--------------|
| <b>Must-o Kheyar</b><br>Yogurt mixed with chopped cucumber and fresh herbs.   | \$0.90       | \$2.19       |
| <b>Seer Torshi</b><br>Marinated garlic in vinegar and spices.                 | \$2.49       | \$3.49       |
| <b>Torshi</b><br>Mixture of diced vegetables marinated in vinegar and spices. | \$2.49       | \$3.49       |
| <b>Fresh Whole Pita Bread</b>   |              | \$1.75       |
| <b>Basmati Rice</b>   | \$2.49       | \$3.99       |
| <b>Chargrilled Tomatos</b>  | \$1.19       | \$2.49       |
| <b>Chargrilled Onions</b>   | \$1.19       | \$2.49       |
| <b>Kalamata Olive</b>   | \$1.19       | \$2.49       |
| <b>Pepperocini</b>  | \$1.19       | \$2.19       |
| <b>Feta Cheese</b>  | \$1.49       | \$2.49       |
| <b>Kubideh Kabob</b>  |              | \$2.99       |
| <b>Chenjeh Kabob</b>  |              | \$6.99       |
| <b>Lamb Kabob</b>   |              | \$7.79       |
| <b>Joojeh Kabob</b>   |              | \$5.49       |

*veggies***Cold Veggie Delight**

Fresh avocado, provolone cheese, mushrooms, tomato, alfalfa sprouts spinach and mayo served on fresh pita bread.

**Sandwich**

\$6.29

*Desserts***Baklava**

\$3.75

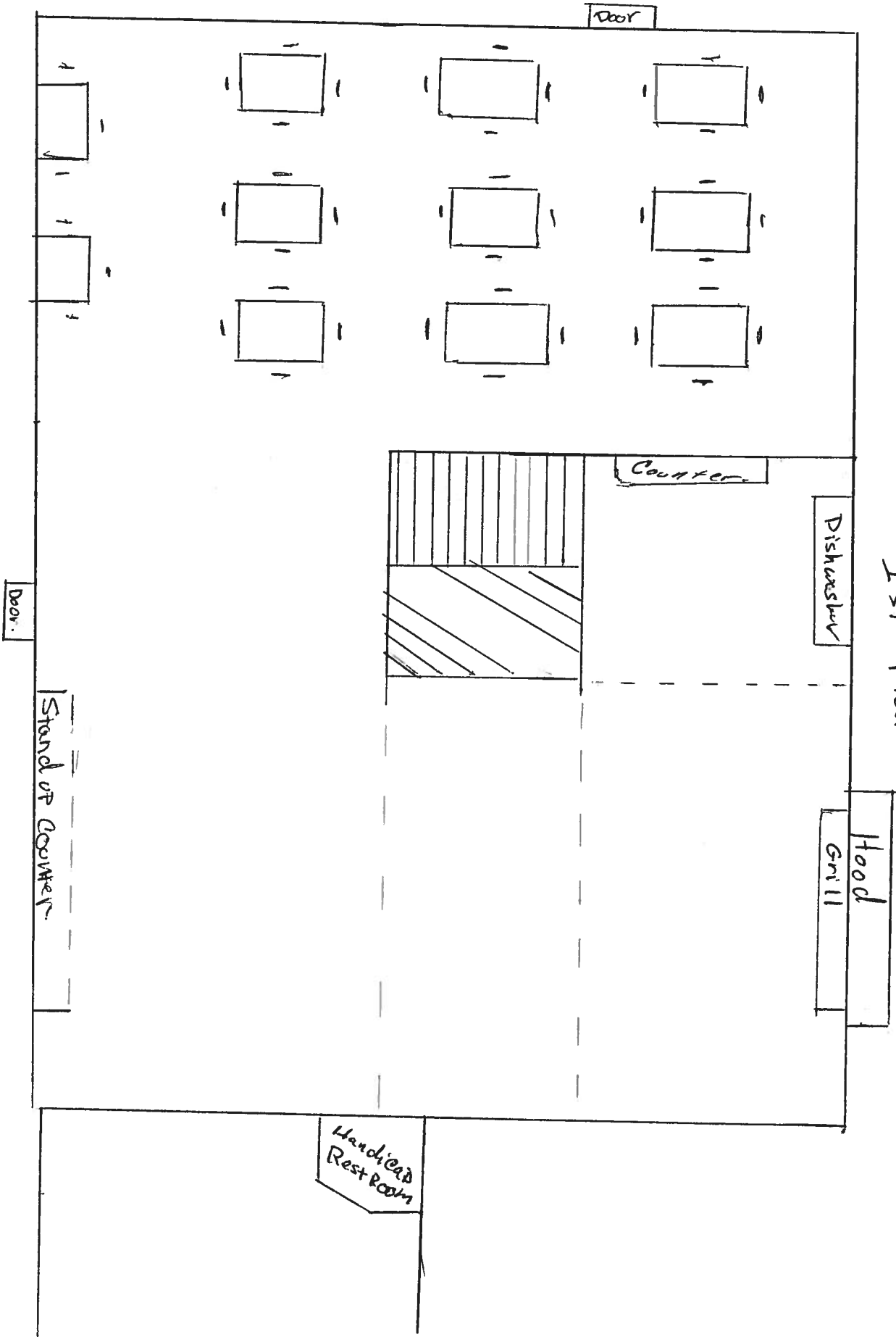
**Zoolbia & Bamiyeh**

\$3.75



1024 Cameron St. Alexandria VA.

1st Floor.



SUP2013-00018

2nd Floor - 50

1024 Cameron St -  
Alexandria

