

SUP#2015-0028

ENC#2015-0003

2312 Mount Vernon Avenue

- SUP amendment and Encroachment at existing three-concept restaurant
- Add 12 outdoor dining seats
- Encroachment of fifteen inches into public right-of-way
- Add live entertainment
- Four space parking reduction



Background

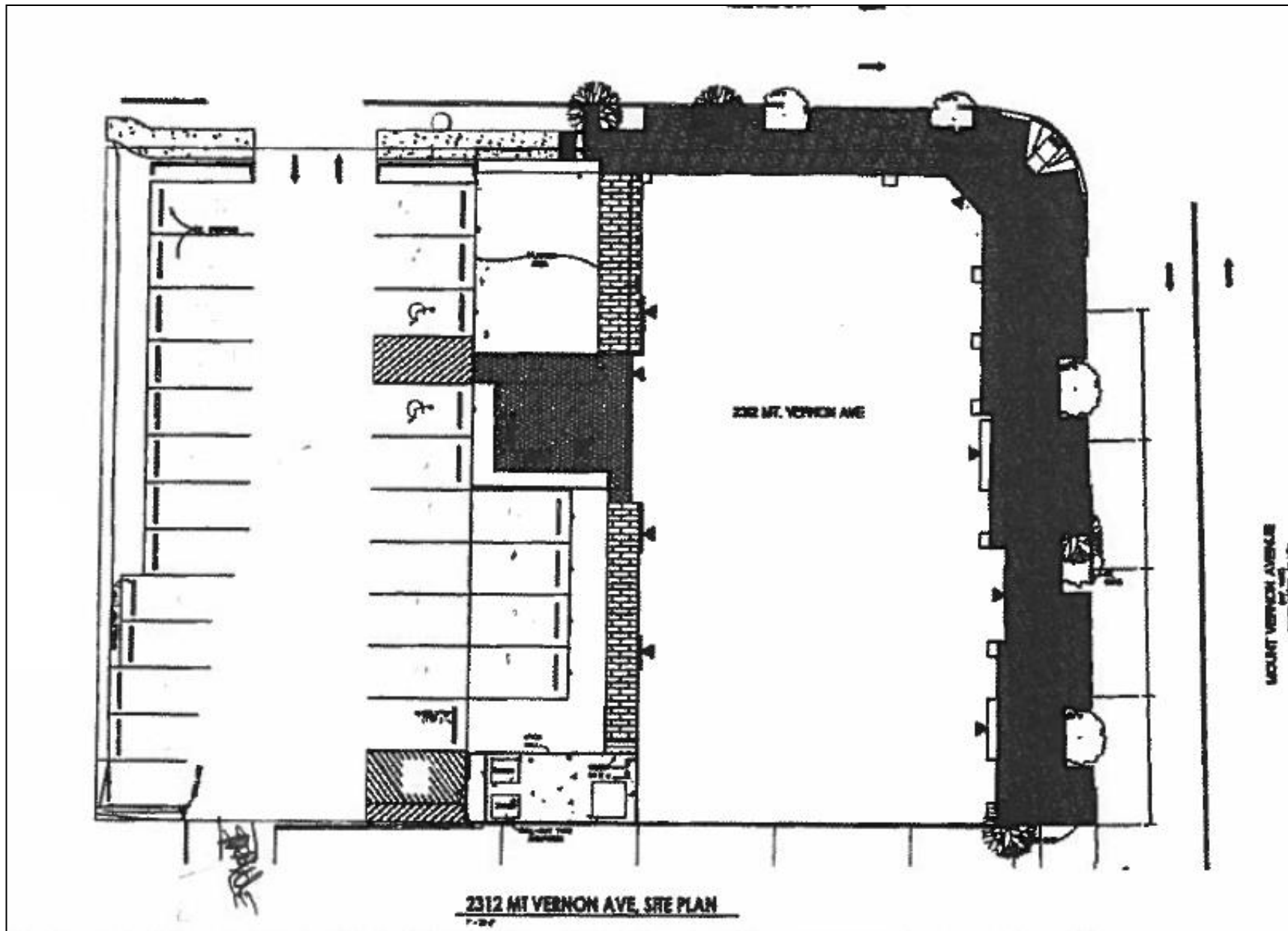
- SUP approved in May 2010
- Extensive neighborhood discussion
- Outdoor dining previously approved on only private property (in front of Pork Barrel and Holy Cow)
- Special seating condition

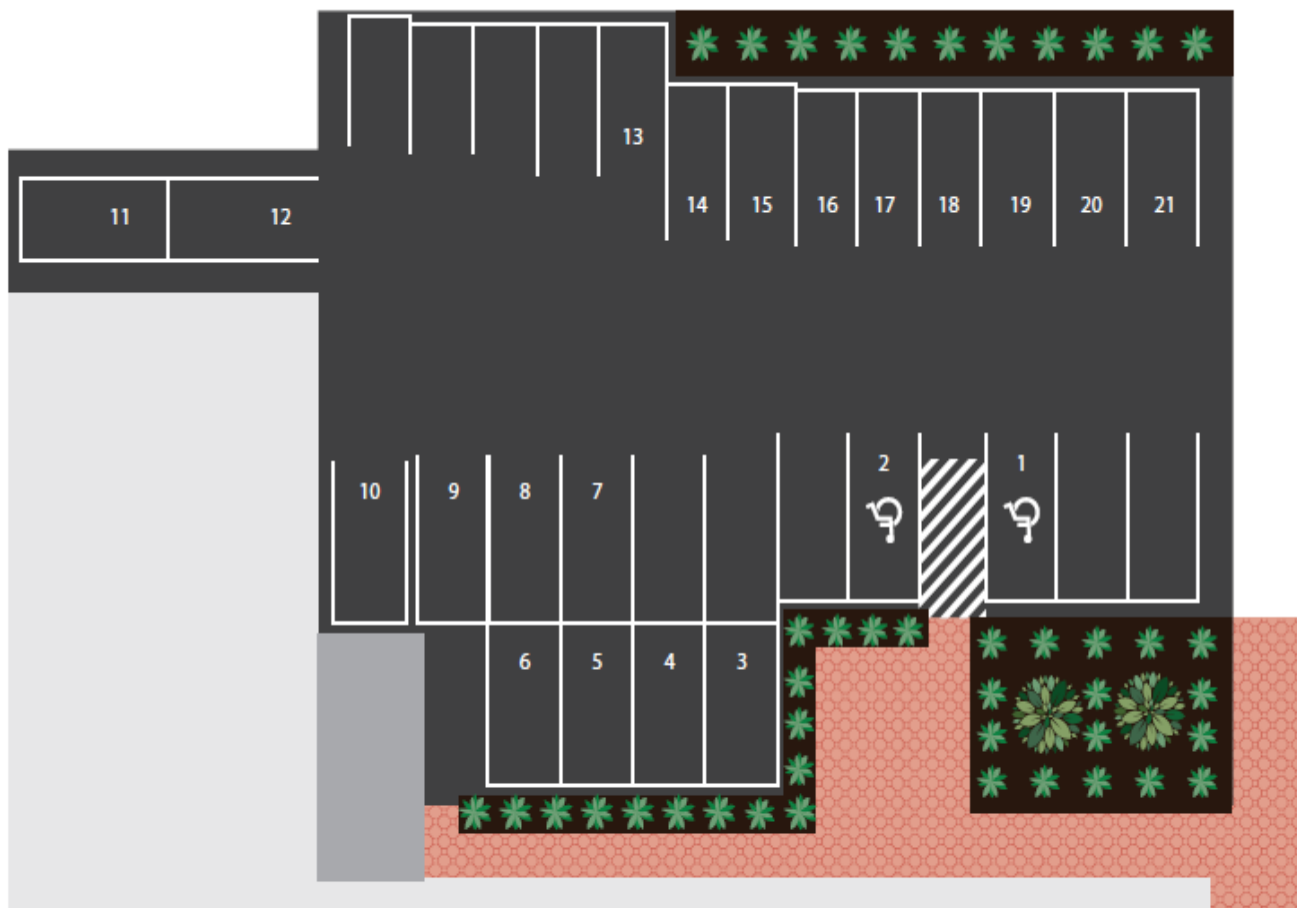


Parking

- Parking lot behind building has 30 spaces
- Five of these spaces are tandem
- 21 of the 30 spaces are used by restaurant at all times
- Nine spaces are used by second-level offices during weekday business hours (M-F until 6 p.m.)
- These nine spaces are available for restaurant use on weeknights and on weekends





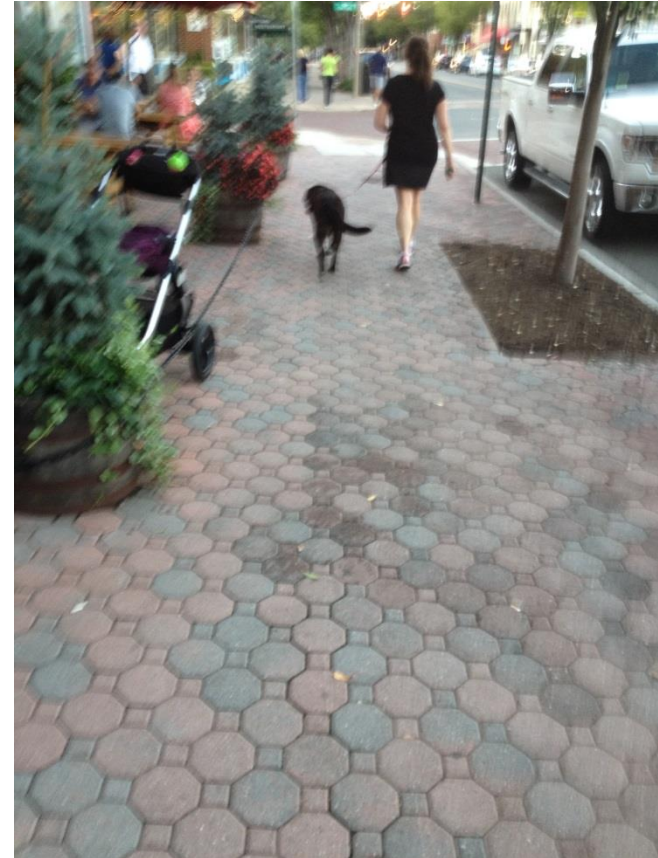






Encroachment Request

- Request to allow outdoor dining to be located on 3-15 inches of public right-of-way along entire length of restaurant building
- Originated with request for new seats in front of Holy Cow and Sushi Bar
- Applicant also needs encroachment for existing Holy Cow and Pork Barrel outdoor seating



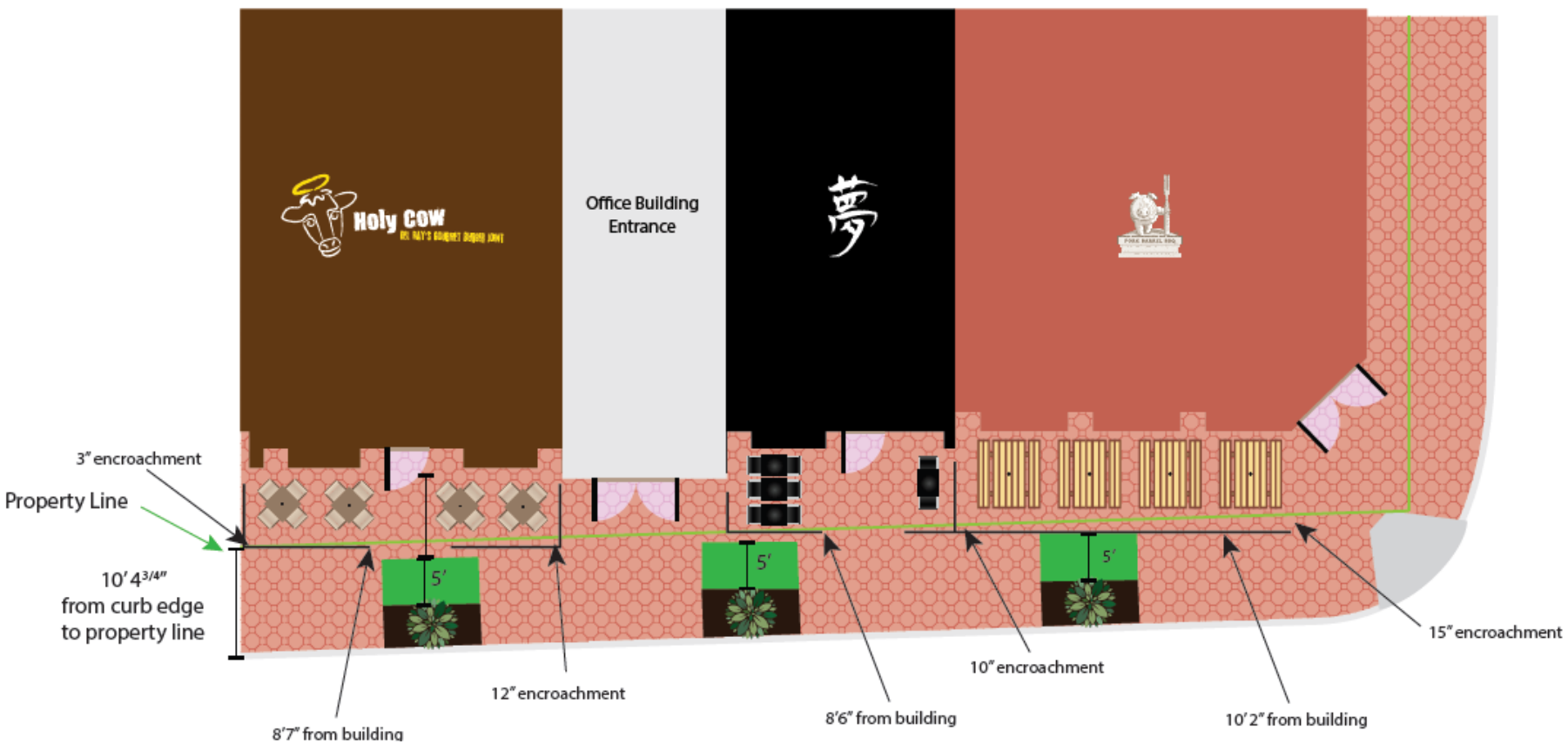


Illustration not to scale

Current SUP Request

- Live entertainment in the form of predominantly non-amplified music, indoors only
- Additional 12 outdoor dining seats in front of Holy Cow (four) and Sushi Bar (eight)
- Four-space parking reduction needed for:
 - New outdoor seats
 - Resuming delivery service of food to customers
 - A fifth tandem parking space
- Although not requested by applicant, four additional outdoor seats can be added without changing new parking requirement



Conclusion

- Outdoor seating and live entertainment are common features at restaurants in Del Ray
- Parking reduction is reasonable, outdoor seats are seasonal
- Applicant has 30 spaces during peak hours, which is 6 more is than required
- If each restaurant concept was separate business, each would have 20 outdoor dining seats exempt from parking
- Encroachment of one foot would still leave at least five feet of clear sidewalk width for pedestrians as measured to tree well



Conclusion

- Staff recommends **APPROVAL** of the SUP and Encroachment requests

