



Special Use Permit #2015-0092
Encroachment #2015-0004
728 N. Henry Street – Mason Social, LLC

Application	General Data	
Public hearing and consideration of requests (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right of way.	Planning Commission Hearing:	November 5, 2015
	City Council Hearing:	November 14, 2015
Address: 728 N. Henry Street	Zone:	CRMU-M/Commercial Residential Mixed Use (Medium)
Applicant: Mason Social, LLC	Small Area Plan:	Braddock Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Alex Dambach, AICP, alex.dambach@alexandriava.gov & Peter Leiberg peter.leiberg@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 5, 2015: On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0092, with an amendment to Conditions #4 and Condition #22, and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. The Commission amended Condition #4 to offer the applicant a closing hour of midnight on Friday and Saturday and Condition #22 to add a requirement that the applicant meet with neighbors six months after opening.

Speakers:

Ian Mundel, operator of the adjacent daycare center, stated he was concerned about construction activity and asked that the construction be designed in a way to not affect his play area. He also asked that an open area on the roof adjacent to his play area get blocked from customer access.

Mary Catherine Gibbs, attorney for the applicants, spoke in support of the request and answered questions from the Planning Commission. She represented that the applicant will work closely

with daycare operator during construction and that the open area of the roof abutting the daycare would be barricaded from customer access.



SUP #2015-0092, ENC #2015-0004
728 North Henry Street



I. DISCUSSION

The applicant, Mason Social, LLC, requests a Special Use Permit (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right of way to add exterior stairways.

SITE DESCRIPTION

The subject site consists of a 2,920 square foot corner lot with approximately 35 feet of frontage on N. Henry Street and approximately 83.5 feet of frontage on Madison Street. It is improved with a one-story block building covering almost the entirety of the lot. The site is across Madison Street from the mixed-use Belle Pre complex that contains restaurants, retail services, and apartments. It is caddy-corner to townhouses, and it is across N. Henry Street from a cross-fit gym. The site abuts a parking lot and a play area for a day-care center to its south and a 10 foot wide alley to the west that provides access to another parking area for the day care center.



BACKGROUND

The site's building was built in 1940 and contains the Mason Social restaurant, which operates as a grandfathered restaurant. The restaurant use there predates the requirements for a special use permit in that zone. It has been used as a restaurant under various owners and styles over the years and became the current Mason Social restaurant in early 2015. In 2011, there was a complaint that a prior restaurant, Esmeralda's, had featured dancers and was charging a cover charge for admission. That complaint was resolved, and there are no more recent complaints on record, and there have been no complaints filed about the current establishment.

PROPOSAL

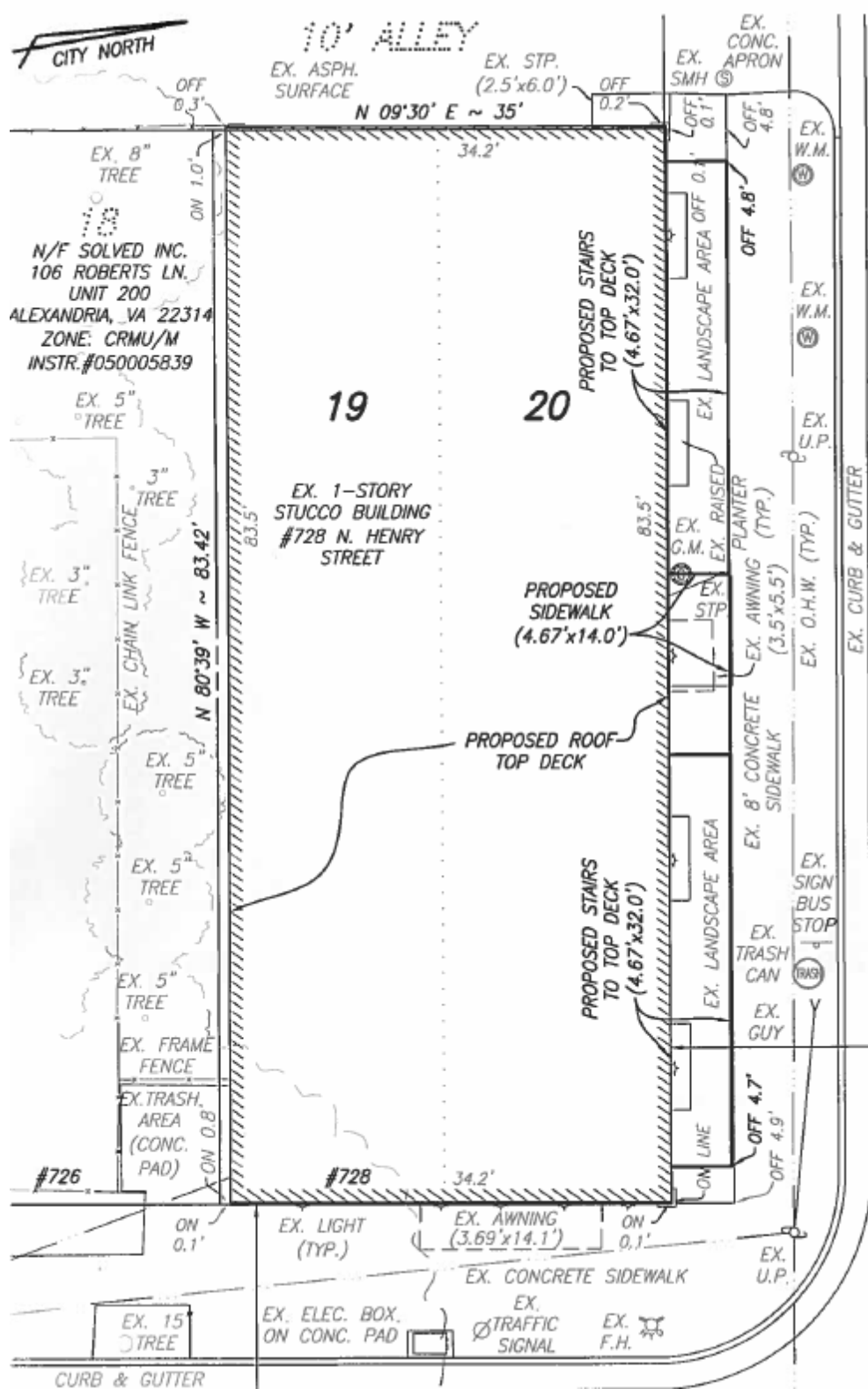
The applicant seeks an encroachment and SUP approval to add rooftop dining to the restaurant. Access to the proposed rooftop dining would be through two exterior straight-run staircases that would be built in the public right of way abutting the building's Madison Street façade wall. Both would rise from east to west with landings at the ground and at the roof level. These stairways would be architecturally screened and covered. (see image on following page)



ENCROACHMENT

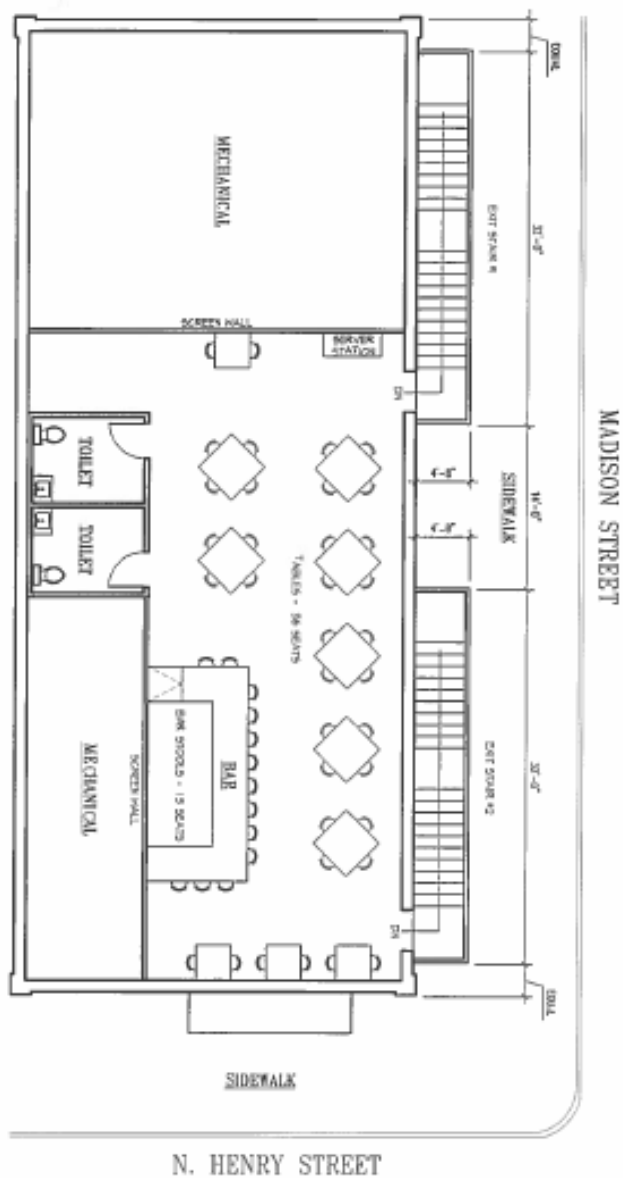
A 4.7 to 4.8 foot wide and 83.5 foot long encroachment is requested in the public right of way along Madison Street between the existing paved sidewalk and the north wall of the project's building. This area currently contains a grass planting strip, utility meters, and raised planters. The existing 8.00 foot wide concrete public sidewalk adjacent to the encroachment area would remain. The encroachment would contain the two access stairways to the rooftop dining area and the enclosure.





ROOFTOP DINING AREA

The existing grandfathered restaurant would maintain its current operations, but a new outdoor dining area would be constructed on the roof. The rooftop area would feature seating for 49 patrons with 39 table seats and 13 stools around a bar. The dining area would be positioned toward the front corner of the building leaving the back and south edge for mechanical and utility areas including two new bathrooms in a 150 square foot structure. The rooftop would also include a server station, an open trellis cover, and screen walls to hide mechanical areas from rooftop patron view. No amplified music or outdoor entertainment is proposed. Additionally, the applicant originally requested closing times for the rooftop as late as 2 a.m. on weekends. After meeting with area neighbors, the applicant revised its request to request closing times of 11 p.m. on weeknights and midnight on weekends.



Elements of the applicant's existing business and proposed changes are as follows:

<u>Hours of Operation:</u>	Existing Indoor Restaurant (Grandfathered Standards): 9 a.m. – midnight Monday – Wednesday 9 a.m. – 2 a.m. Thursday - Saturday 10 a.m. – 11 p.m. Sunday Proposed Rooftop Restaurant (Revised Request): 11 a.m. – 10 p.m. Sunday – Thursday 11 a.m. – midnight Friday – Saturday
<u>Existing Number of Seats:</u>	46 seats in front area (Grandfathered Standards) 48 seats in back area (Grandfathered Standards) 94 total seats existing
<u>Proposed Number of Seats:</u>	94 existing indoor seats 49 outdoor rooftop seats 143 total seats proposed
<u>Type of Service:</u>	Dine-in and carry-out only
<u>Delivery:</u>	None.
<u>Alcohol:</u>	On-premises alcohol service (only) would continue
<u>Existing Live Entertainment:</u>	Limited live entertainment is permitted in the existing indoor restaurant
<u>Proposed Live Entertainment:</u>	Indoor entertainment would continue, but no amplified noise/music would be generated in the rooftop dining area
<u>Employees:</u>	3-6 employees per shift for rooftop area
<u>Noise:</u>	Typical restaurant noises are expected in the rooftop area, and applicant states it would insure that patrons would keep noise at an acceptable level.
<u>Odors:</u>	Typical food odors
<u>Trash/Litter:</u>	Typical restaurant trash is stored in a fenced area on the adjacent lot and collected on a regular basis

ZONING/MASTER PLAN DESIGNATION

The subject property is located within the CRMU-M/Commercial Residential Mixed Use (Medium) zone. The existing restaurant is permitted as a grandfathered use, and its expansion requires a special use permit. This business is in the Braddock Metro Neighborhood Plan chapter of the Master Plan which designates the property and its surrounding as an existing retail/commercial area.

PARKING REQUIREMENTS

The Zoning Ordinance ordinarily requires one off-street parking space for every four restaurant seats. The existing restaurant is grandfathered as to its parking requirement, but the proposed rooftop area would require 13 exclusive parking spaces. The site does not have any land for parking, but the applicant has entered an agreement with Alexandria Lighting and Supply to use 21 parking spaces in its lot, located approximately 130 feet from the restaurant site, after 6 p.m. Monday through Friday, after 3 p.m. Saturday, and after 10 a.m. Sunday. This parking agreement would provide parking at the peak demand times for a restaurant of this type while retaining daytime parking for patrons of Alexandria Lighting and Supply.

II. STAFF ANALYSIS

Staff supports the applicant's Special Use Permit and Encroachment requests. The Braddock Metro Neighborhood area has recently added several new restaurants including Bastille and Lost Dog Café, and the proposed changes to this restaurant would greatly enhance the dining options in the area and add to its fledgling liveliness and activity. Additionally, the proposed addition would greatly enhance the design and appearance of the existing building. Other restaurants in the area have outdoor dining on the sidewalk, and this proposal would add one of very few rooftop dining options to Alexandria, creating a unique dining experience. As the proposed encroachment area is now used as a planting strip and utility area, the addition of stairways to the rooftop by way of an encroachment would not negatively affect pedestrian travel along Madison Street, which is well served by an 8 foot wide sidewalk. The proposed decorative stairways would enhance the appearance of that general area and increase the architectural diversity of the area (see Condition #6).

Given that outdoor dining both at ground level and at rooftops helps enhance liveliness and overall security in a neighborhood, this proposal would positively affect the community. To reduce the possibility of nuisance noise staff proposes in Condition #13 that no loudspeakers or amplified noise be permitted outdoors including on the rooftop dining areas. Additional discussion is needed about the proposed closing hours. The applicant originally requested closing hours as late as 2 a.m. on weekends, but has amended its request to midnight on weekends and 10 p.m. on weeknights. The site is directly across the street from apartments in a newer mixed-use building and caddy-corner to an older complex of affordable townhouses, which were built without soundproofing. Staff remains concerned that a closing hour that is too late would negatively affect the quality of life for the nearby residents. Recent outdoor dining approvals for Bastille and Lost Dog Café both require closing times of 10 p.m. on weeknights and 11 p.m. on weekends. Staff considers the earlier closing times to be more reasonable for this proposal, given that the proximity to residents in this application is similar to the proximity at

those others and proposes those closing times in Condition #4. Although the applicant requests a parking reduction, it proposes to provide adequate parking for the proposed use during typical peak hours for a business of this type. Condition #16 further stipulates that proximate parking would be provided as a condition of this SUP. Staff further considers the parking reduction request to be reasonable because the site is proximate to the Braddock Road Metro Station and is well served by buses, Capital BikeShare, and many residences and offices where patrons could walk to the establishment.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2010-0011)
2. The indoor portion of the restaurant shall remain grandfathered and compliant with the City's February 4, 2015 letter to Teddy Kim of Mason Social, LLC defining the operational parameters of this establishment.
3. The maximum number of outdoor seats at the rooftop dining area shall be 49. (P&Z)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for the rooftop area shall be limited to between 11 a.m. and 10 p.m. Sunday-Thursday and between 11 a.m. and ~~11 p.m.~~ midnight Friday and Saturday. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. Sunday-Thursday and by ~~11 p.m.~~ midnight Friday and Saturday and shall be cleaned and washed at the close of each business day that it is in use. (P&Z) (T&ES)(PC)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
6. The applicant shall design the outdoor dining area and its screening, stairway, canopies, trellises, and enclosures in a manner consistent with the rendering shown on page 4 of the staff report and the final design shall be reviewed and approved by the Director of Planning and Zoning. (P&Z)
7. On-premises alcohol service may be permitted, but no off-premises alcohol sales shall be allowed. (P&Z) (SUP#2010-0011)
8. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2010-0011)
9. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2010-0011)

10. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
11. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
14. The applicant shall require its employees who drive to use off-street parking. (T&ES)
15. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
16. A minimum of 21 parking spaces shall be provided for this establishment from 6 p.m. until closing Monday through Friday, from 3 p.m. until closing Saturday, and from 10 a.m. until closing Sunday at a location within 500 feet of the establishment's entrance or at a location proximate to the establishment that is found satisfactory by the Director of Planning and Zoning. The applicant shall provide and maintain an up-to-date parking agreement for these off-street parking spaces to serve patrons during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. The applicant shall post information regarding the availability of parking for patrons in a conspicuous location within the restaurant and shall include such notice in any advertising. The applicant shall provide an up-to-date parking contract to the Director of Planning and Zoning on January 1st of each year. (T&ES) (P&Z)
17. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
18. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Departments of Transportation & Environmental Services and Planning and Zoning. (T&ES)
19. The applicant shall maintain rooftop screening for all rooftop mechanical equipment. (P&Z)

20. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am, and all delivery vehicles shall not back up and shall turn off engines during deliveries. (P&Z)
21. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police) (SUP#2010-0011)
22. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. Six months after opening, the applicant shall hold a meeting with its neighbors to discuss and address any community concerns that may arise.(P&Z) (PC)
23. The applicant (and its successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
24. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
25. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
26. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
27. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local

Motion at 703-746-4686 or www.alexandriava.gov/LocalMotion for more information about available resources (T&ES)

28. Due to occupant load, a fire prevention permit is required for this use and occupancy condition. (FIRE)
29. A structural engineer will need to be hired to determine the live and dead load capacity of the roof before any use can be considered. (FIRE)
30. The applicant shall provide a lighting plan prior to submitting for permits to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z and Code in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures.
 - e. Photometric lighting plan shall be coordinated with architectural/building mounted lights, site lighting, and street lights to minimize light spill into adjacent residential areas.
 - f. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - g. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(Code)
31. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

STAFF: Peter Leiberg, Zoning Manager, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

Comments

- R-1 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building and roof top, and no amplified sounds shall be audible at the property line.(T&ES)
- R-6 The applicant shall provide and maintain an up-to-date parking agreement for 22 off-street parking spaces to serve patrons during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. The applicant shall post information regarding the availability of parking for patrons in a conspicuous location within the restaurant and shall include such notice in any advertising. The applicant shall provide an up-to-date parking contract to the Director of Planning and Zoning on January 1st of each year. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking. Prior to issuance of a CO, provide the City with details about how employees will travel to the site and where they will park if they drive. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-9 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at 703-746-4686 or www.alexandriava.gov/LocalMotion for more information

about available resources.

- R-10 The applicant (and his successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- R-11 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-13 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-14 The operating hours at night shall be limited to 10:00 PM, Sunday to Friday, and to 11 PM on Saturdays. (T&ES)
- R-15 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-16 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-17 Provide a lighting plan prior to submitting for permits to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z and Code in consultation with the Chief of Police and shall include the following:
- h. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - i. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - j. Manufacturer's specifications and details for all proposed fixtures.
 - k. A photometric plan with lighting calculations that include all existing and proposed light fixtures.
 - l. Photometric lighting plan shall be coordinated with architectural/building mounted lights, site lighting, and street lights to minimize light spill into adjacent residential areas.
 - m. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- n. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(Code)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

- F-1 No code comment for addition of live music and outdoor seating. Applicant will need to update Fire prevention permit for additional seating.

Health:

- F-1 No comments received

Parks and Recreation:

- F-1 No comments received

Police Department:

- F-1 No comments received

Fire Department:

- R-1 Due to occupant load, a fire prevention permit is required for this use and occupancy condition.
- R-2 A structural engineer will need to be hired to determine the live and dead load capacity of the roof before any use can be considered.

**APPLICATION****SPECIAL USE PERMIT****SPECIAL USE PERMIT #** 2015-0092**PROPERTY LOCATION:** 728 N. Henry St.**TAX MAP REFERENCE:** 054.03-03-05**ZONE:** CRMU/M**APPLICANT:**Name: Mason Social, LLCAddress: 728 N. Henry Street, Alexandria, VA 22314**PROPOSED USE:** Rooftop dining for existing restaurant, with a parking reduction.

☐ **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.

Mary Catherine Gibbs, Hart, Calley, Gibbs & Karp.

Print Name of Applicant or Agent

Signature

7/28/15

Date

307 N. Washington Street

Mailing/Street Address

703-836-5757

Telephone #

703-548-5443

Fax #

Alexandria, VA

City and State

22314

Zip Code

mcg.hcgk@verizon.net

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____**ACTION-CITY COUNCIL:** _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 728 N. Henry Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Rooftop Dining for Existing Restaurant use as
 (use)
 described in this application.

Name: Nazar L. ShabaarPhone: 703-288-1122

Please Print

Address: 6363 Old Dominion Dr., McLean, VA 22101Email: NASignature: Nazar Shabaar by me with permission Date: 7/28/15

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.

Justin Sparrow, 728 N. Henry St., Alexandria, VA 22314 - 22 %

Chad Sparrow, 728 N. Henry St., Alexandria, VA 22314 - 29 %

Larry Walston, Jr., 728 N. Henry St., Alexandria, VA 22314 - 29 %

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. Mason Social, LLC	728 N. Henry St., Alex., VA 22314	
2. See above page for same.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 728 N. Henry St. (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. Nazar or Marie Shabbar	6363 Old Dominion Dr.	100%
2.	McLean, VA 22101	
3.		

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 indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Mason Social, LLC	None	
2. Nazar or Marie Shabbar	None	
3. Justin Sparrow, Chad Sparrow, Larry Walston, Teddy's LLC -	None	

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.

7/28/15
Date

Mary Catherine Gibbs
Printed Name


Signature

SUP2015-0092/ENC2015-0004
728 N. Henry St
Application Materials
8/18/15

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 applicant is seeking to add rooftop dining to an existing grandfathered restaurant, with access

via two stairwells that would attach to the north face of the existing building to take patrons to the roof.

The applicant is seeking to add 36 seats at tables and 13 bar seats to the roof, under the hours

of the existing restaurant. Currently the restaurant is open from 11 a.m. to 12:00

midnight M-W, 11 a.m. to 2:00 a.m. Th-Sat., and 11 a.m. to 11 p.m. on Sundays.

See the attached floor plan for the proposed seating. The applicant is also filing for an encroachment

so that the stairs can encroach beyond 4 feet into the right of way on Madison Street, but there is

ample room for the encroachment as there is an existing grass strip between the building and the sidewalk.

That grass strip is 4 feet 8 inches wide from the building to the back of the sidewalk so the sidewalk will remain unimpeded.

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: An addition of rooftop dining to a grandfathered restaurant, the grandfathered
restaurant is not part of this application.

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).

50-100, depending on the day, during the typical lunch and dinner shifts.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

3-6 for this area alone, not including the existing restaurant.

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

Day:

Monday-Wed.

Hours:

11 a.m. to Midnight

Thurs.-Sat.

11 a.m. to 2 a.m.

Sunday

11 a.m. to 11 p.m.

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

The mechanical equipment already exists on the roof, it will be relocated and screened.

The only other noise would be noise from patrons.

B. How will the noise be controlled?

The applicant will ensure that its patrons keep the level of noise at an acceptable level.

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

NA

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)
The trash would be typical for a restaurant use, food/paper/bottles, same as existing restaurant.
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Simply the incremental amount for the 36 new table seats and 13 bar seats.
-

- C. How often will trash be collected?

As often as necessary.

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

The management will ensure that the adjacent areas are picked up on a regular basis.

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:

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

The restaurant is monitored by security cameras on a regular basis.

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.

The applicant has an existing ABC license and wouldn't be looking to change that.

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?

Alexandria Lighting at 701 N. Henry Street provides off street parking on evenings and weekends, 22 spaces.

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? Unloading occurs on N. Henry Street.
- C. During what hours of the day do you expect loading/unloading operations to occur?
8 am to 10 a.m.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Once a day.
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?
Street Access is adequate

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? @150 square feet. The addition is merely for the two bathrooms on the roof.
18. What will the total area occupied by the proposed use be?
2814 sq. ft. (existing) + @150 sq. ft. (addition if any) = @2960 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



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

13 seats would be required by the additional 49 seats and the applicant has an agreement to use 22 spaces at Alexandria Lighting, located at 701 N. Henry Street, across the street from the restaurant. The parking is available M-F from 6 p.m. to close, Sat. from 3 p.m. to close and all day Sunday.

2. Provide a statement of justification for the proposed parking reduction.

The applicant has made arrangements to provide offsite parking caddie corner across N. Henry Street in the evenings and weekends when the restaurant is most busy. Many of the patrons of the restaurant walk from nearby neighborhood homes, and plenty of street parking is available during the times that the off-street parking is not available.

3. Why is it not feasible to provide the required parking?

The building takes up the whole site and there is not room for any parking on site.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: _____ Outdoors: 36 at tables Total number proposed: 49
13 at the bar

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) x Yes No
 Beer and wine — on-premises x Yes No
 Beer and wine — off-premises Yes No

3. Please describe the type of food that will be served:

Modern american cuisine.

4. The restaurant will offer the following service (check items that apply):

 x table service x bar carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? NA

Will delivery drivers use their own vehicles? Yes No

Where will delivery vehicles be parked when not in use?

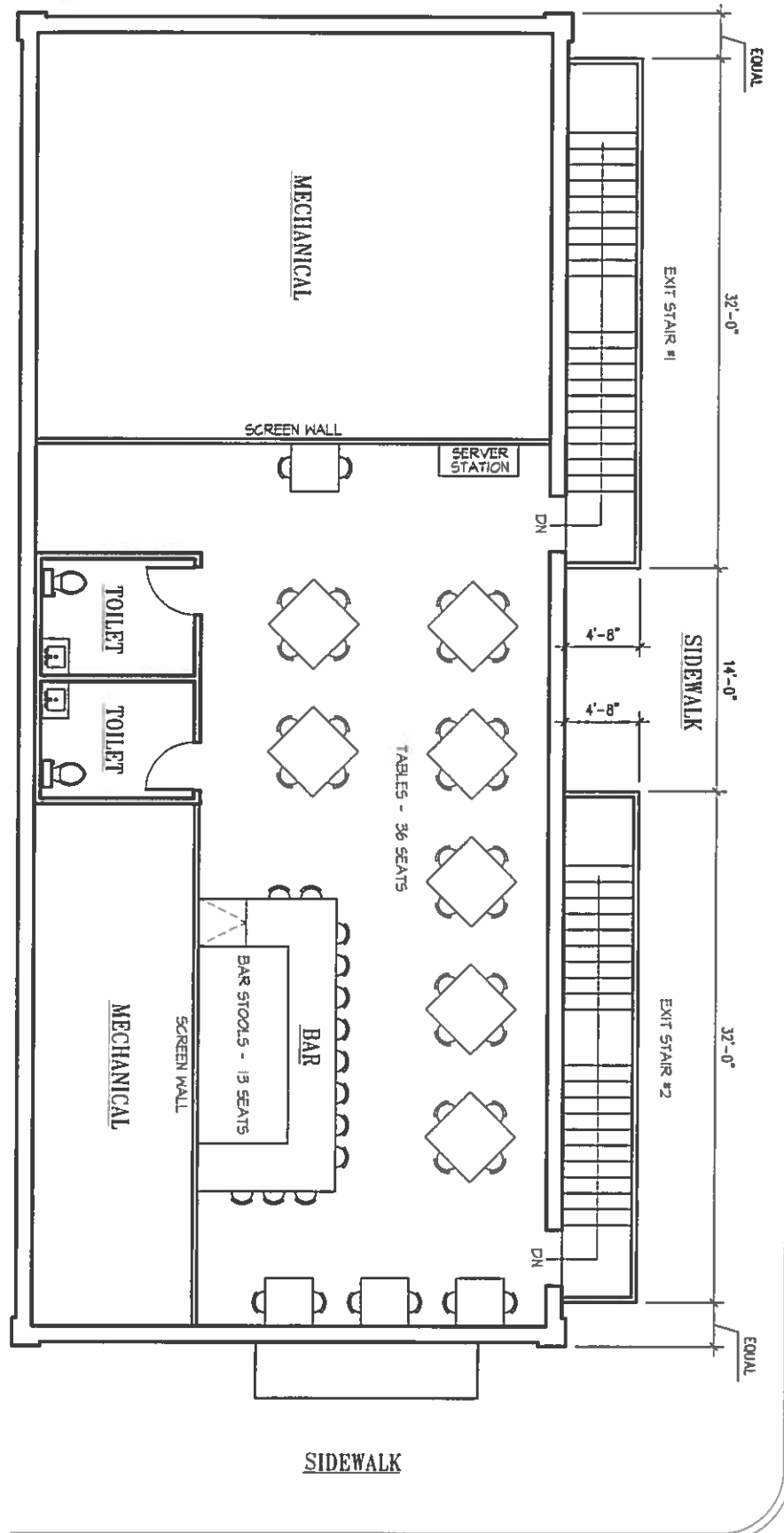
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

 Yes x No

If yes, please describe:

The applicant would like to use low volume speakers for ambient music.

MASON SOCIAL - PROPOSED ROOF TOP DECK
 36 TABLE SEATS AND 13 BAR SEATS



**APPLICATION****ENCROACHMENT**ENC# 2015-0004**PROPERTY LOCATION:** 728 N. Henry St.**TAX MAP REFERENCE:** 054.03-03-05**ZONE:** CRMU/M**APPLICANT****Name:** Mason Social, LLC**Address:** 728 N. Henry St., Alexandria, VA 22314**PROPERTY OWNER****Name:** Nazar or Marie L. Shabbar**Address:** 6363 Old Dominion Dr., McLean, VA 22101**PROPOSED USE:** Encroachment for stairs to extend beyond 4 feet beyond the property line to access a rooftop deck of a restaurant.**INSURANCE CARRIER** (copy attached) _____ **POLICY #** _____

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☐ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.☐ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.☐ **THE UNDERSIGNED** I so attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.Mary Catherine Gibbs, Hart, Calley, Gibbs & Karp.

Print Name of Applicant or Agent

307 N. Washington St.

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature Mary Catherine Gibbs703-836-5757

Telephone #

703-548-5443

Fax #

mcg.hcgk@verizon.net

Email address

7/28/15

Date

Application Received: _____

Date and Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

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. Mason Social, LLC	728 N. Henry St., Alex., VA 22314	
2. Larry Walston, Jr.,	728 N. Henry St., Alex., VA 22314	29 %
3. Chad Sparrow,	728 N. Henry St., Alex., VA 22314	29 %
4. Justin Sparrow	728 N. Henry St., Alex., VA 22314	22 %

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 728 N. Henry St. (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. Nazar or Marie Shabbar	6363 Old Dominion Dr.	100%
2.	McLean, VA 22101	
3.		

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 indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Mason Social, LLC	None	
2. Nazar or Marie Shabbar	None	
3. Justin Sparrow, Chad Sparrow and Larry Walston - None		

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.

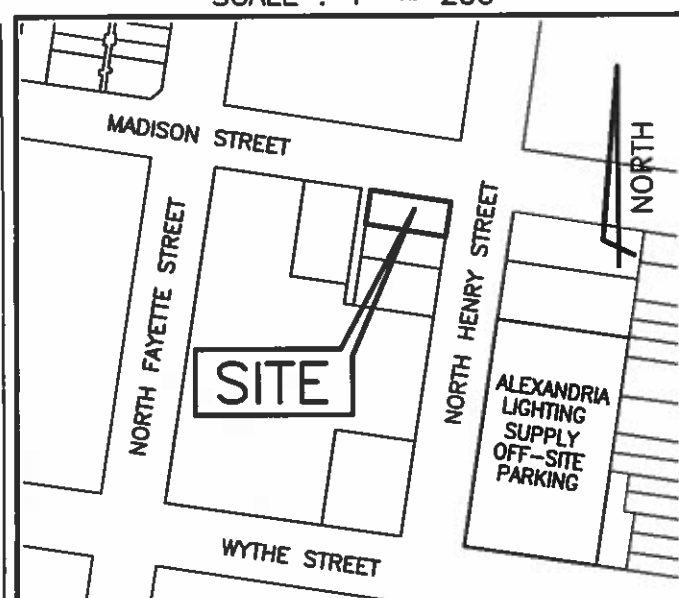
7/28/15
Date

Mary Catherine Gibbs
Printed Name


Signature

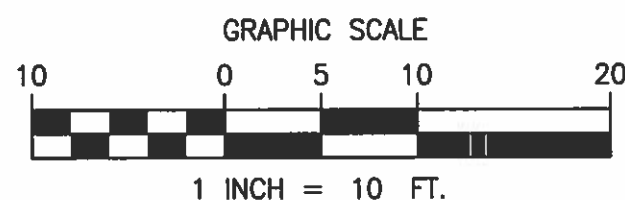
SUP2015-0092/ENC2015-0004
728 N. Henry St
Application Materials
8/18/15

SCALE : 1" = 200'



S 80°39' E ~ 83.42'
MADISON STREET
±66' R/W

APPLICATION MATERIALS
ENC2015-0004
728 N. Henry Street
8/18/2015



1. TAX MAP: #054.03-03-05
2. EX. ZONING: CRMU/M
3. OWNER: NAZAR OR MARIE L. SHABBAR
6363 OLD DOMINION DRIVE
McLEAN, VA 22101
DB. 990, PG. 358
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD
5. TOTAL SITE AREA = 2,920 SQ. FT. OR 0.0670 AC.
6. OFF SITE PARKING PROVIDED BY ALEXANDRIA
LIGHTING SUPPLY AT #704 N. HENRY STREET.

EXISTING CONDITIONS & PROPOSED CONSTRUCTION

COMP.	WDS
DRAWN	WDS
CHECKED	TG

COMMONWEALTH OF VIRGINIA
 TIM GREENWOOD
 TIMOTHY GREENWOOD
 Lic. No. 3214
 27 JULY 2015
 LAND SURVEYOR


IELDS & ASSOCIATES
 INCORPORATED

● ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

FW: Mason Social Rooftop Deck

Alex Dambach

Mon 10/19/2015 3:15 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Alex Dambach, AICP
Division Chief – Land Use Services
City of Alexandria
301 King Street, Rm 2100
Alexandria, VA 22314
Office: 703-746-3829
Mobile: 571-393-7339
alex.dambach@alexandriava.gov
www.alexandriava.gov

From: Mary Catherine Gibbs [mailto:mcg.hcgk@verizon.net]
Sent: Monday, October 19, 2015 3:11 PM
To: Alex Dambach
Cc: 'Justin Sparrow'
Subject: Mason Social Rooftop Deck

Alex,

On behalf of the applicant, this email is written to formally change the requested hours of operation for the proposed rooftop deck at Mason Social to a closing hour of ten p.m. on weeknights and midnight on weekends.

The applicant would also be willing to accept an expedited review condition, with community input, after the rooftop operation has been open for its first season. Construction will take place this Winter with a proposed opening in the Spring, so a review in late October 2016 might be appropriate.

Thanks in advance, Mary Catherine Gibbs

Hart, Calley, Gibbs & Karp, P.C.
307 N. Washington Street
Alexandria, VA 22314
(703) 836-5757 (phone)

NOTICE: Unless otherwise specified, the contents of this transmission are strictly confidential. They may involve privileged attorney-client communications or work product and are intended to be received by the recipient(s) specified above, and no one else. The receipt, appropriation, or use of the information transmitted above by anyone other than the designated recipient(s) is unintended and strictly forbidden. If this message reaches anyone other than the intended recipient(s), or his/her/their authorized representative(s), we request that you notify us of the



Braddock Metro Citizens' Coalition

Working for a Greater Northwest Old Town | www.braddockmetro.org

1122 Madison Street, Alexandria, VA 22314 | bmcc@braddockmetro.org

October 30, 2015

Alexandria Planning Commission

Additional Materials

SUP2015-0092

Mason Social

RE: November 5, 2015, Docket Item #7 – SUP #2015-0092, Encroachment 2015-0004

Dear Chairwoman Lyman and Members of the Commission:

The Braddock Metro Citizens' Coalition (BMCC) would like to offer formal comment on the proposal before you November 5, 2015 regarding rooftop dining for Mason Social, located at 728 North Henry Street. The applicant asks to add rooftop dining to their existing establishment which will also require both a parking reduction and a public right-of-way encroachment. The BMCC, the civic association where Mason Social is located in the Braddock neighborhood, is in favor of all three aspects of the application.

First, the applicant's reasoning for requesting rooftop dining is that other restaurants in this area, including Lost Dog Café, Bastille, and Dos Amigos, all have outdoor dining which is very well used when the weather is cooperative. Mason Social feels it gives them an advantage during seasonable weather. They feel they need to make this investment to remain competitive. We agree and would note that when the weather is nice, all the outdoor dining in the neighborhood is often fully utilized.

In order to access the roof, the applicant's architect has developed a concept design featuring two stairs running up the north façade along Madison Street, behind a full height screen wall. We think this is an appropriate treatment for the exterior stairs on this building. The encroachment on the sidewalk is minimal and will not have an appreciable impact on pedestrian traffic.

We also support the parking reduction because the applicant has developed an agreement with a retail business across Henry Street to utilize their large parking lot during the hours they are not open. We applaud this arrangement and would encourage it in other locations across the city. This sharing of day-time retail parking and evening/weekend entertainment parking maximizes limited land resources. In a transit-oriented, dense neighborhood like ours, surface parking is not a good land use but it makes more sense when the hours of use are doubled by complimentary businesses.

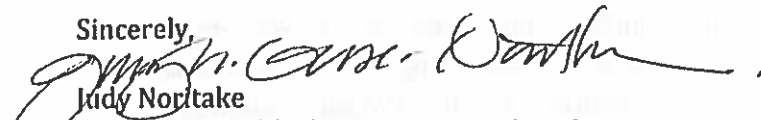
The applicant has substantially modified the request that was first filed after meeting with our civic association and a number of the nearby neighbors on several occasions. They now propose a total of 49 occupants on the roof deck, screening on the south and east side developed with thought to some noise dampening, and no amplified sound or live music at any time. They have requested the hours of operation to be until 10:00 PM Sunday through Thursday and then midnight on Friday and Saturday. While midnight on weekends is longer than some other restaurants in the area, we support that time. The owner indicated that the additional hour was important to the success of the roof top operation and the investment it will require. It should be noted that their 10:00 PM roof top closing on the five weeknights is at least an hour earlier than most, but not all, of the other nearby bars and restaurants.

Mason Social has indicated that if the '*midnight on weekends*' provision is granted that they will welcome a revisit of it by the Planning Commission at the end of the first outdoor operating season, about this time next year. We think that is a good idea. They have also supplied the BMCC and nearby neighbors with their personal contact information so issues of noise, etc., can be addressed as they occur rather than waiting for a formal review. We would also note that for the 10 months they have been in operation there have not been any noise complaints of which we are aware.

Given recent challenges in this rapidly developing Braddock neighborhood, we welcome more people, more vibrancy and more eyes on the street late into the evening, especially on weekends. With vibrancy comes safety. For this, and the reasons outlined above, we urge you to approve the applicant's request, including midnight operating hours on Friday and Saturdays.

The BMCC asks that you support the rooftop dining at Mason Social and grant the necessary approvals to accomplish this project. We welcome it in our neighborhood.

Sincerely,



Judy Noritake
President, Braddock Metro Citizens' Coalition

From: Alex Dambach
Sent: Friday, October 30, 2015 1:04 PM
To: Kristen Walentisch; Kendra Jacobs
Subject: Fwd: Docket #2015-0092 Mason Social

Follow Up Flag: Follow up
Flag Status: Flagged

Alex Dambach, AICP
Division Chief - Land Use Services
City of Alexandria
301 King Street, Rm 2100
Alexandria, VA 22314
Office: 703-746-3829
Mobile: 571-393-7339

Begin forwarded message:

From: Salena Zellers <salena_zellers@yahoo.com>
Date: October 30, 2015 at 12:50:57 PM EDT
To: "plancomm@alexandriava.gov" <plancomm@alexandriava.gov>, Karl Moritz
<karl.moritz@alexandriava.gov>, Alex Dambach
<alex.dambach@alexandriava.gov>, "peter.leiberg@alexandriava.gov"
<peter.leiberg@alexandriava.gov>
Cc: Justin Sparrow <justin@mason-social.com>, Chad Sparrow <chad@mason-social.com>, "larry@mason-social.com" <larry@mason-social.com>, Mary Catherine Gibbs
<mcg.hcgk@verizon.net>, HOA BraddockLofts <braddockloftshoa@gmail.com>
Subject: Docket #2015-0092 Mason Social
Reply-To: Salena Zellers <salena_zellers@yahoo.com>

DOCKET ITEM #7
Special Use Permit #2015-0092
Encroachment #2015-0004 728
N. Henry Street – Mason Social, LLC

Chairwoman Lyman and Members of City Planning Commission,

I am writing to express my support for the addition of outdoor rooftop dining at Mason Social. My name is Salena Zellers and I live in the Braddock Lofts less than 60 steps to the Madison Street entrance of the restaurant. I have a roof top deck that overlooks the area that will be the outdoor seating that Mason Social is proposing.

As some of you may know, the Braddock Metro neighborhood is developing into a vibrant and beautiful area of town. I spent many years working on the planning for the neighborhood and currently sit on the Braddock Implementation Advisory Group and am a Board member for the

neighborhood association where Mason Social resides, the Braddock Metro Citizens' Coalition. I am not not writing on behalf of any of these groups, I represent only myself as a neighbor and a person involved in the development of our neighborhood since 2003.

My neighbors and I have readily welcomed the new development and the fabulous retail that has come along with it. The Planning Commissioners have been an integral part of the success of our neighborhood and we invite you over to our side of town to visit one of our great restaurants that opened this year.

We see Mason Social as a critical addition to the neighborhood, offering evening activity and additional eyes on the street at night, which is desperately needed here. The owners of Mason Social took an old dilapidated building which used to house a late night karaoke bar and other activities that disrupted our neighborhood every single weekend they were open.

The owners of Mason Social met with me and the other residents of the Braddock Lofts on several occasions to discuss their plans for rooftop dining and have changed their requested hours based on our concerns for late night noise. While Staff is recommending approval for weekend hours to end at 11pm, I stand in support of closing hours on the weekend until midnight. Being in the restaurant business in a former life, I understand the critical need for later hours at this outdoor space. The owners have assured us that they will address any of our concerns that come up and have given us their direct contact information to do so.

As a next door neighbor of Mason Social, I ask you to support their application for rooftop dining with weekend hours extending until 12 am. Thank you!

Salena Zellers
1122 Madison Street

November 5, 2015 Item #7 SUP #2015-0092

Ginger Court <gingcourt@gmail.com>

Tue 11/3/2015 8:16 PM

Inbox

To PlanComm <PlanComm@alexandriava.gov>;

Cc Peter Courtney <pcourt@pobox.com>;

Dear Planning Commission,

As homeowners at 720 N Henry St, my husband and I would like to express our thoughts on the requested Special Use Permit #2015-0092 submitted by Mason Social. It will be item #7 during the Thursday, November 5th meeting. We live approximately 60 feet from Mason Social. Although we remain concerned about the noise a roof top deck might bring to the neighborhood, we are glad that the Mason Social's owners have reached out to engage with their neighbors.

We are supportive of the Special Use Permit (SUP) if the final SUP contains these provisions

1. Closing hours of 10 pm on weekdays
2. No amplified sound on the deck

There appears to be some discussion regarding weekend closing hours. While we would prefer 11 pm, we understand the realities of the hospitality business and can live with a midnight closing time on the weekends. This is with the understanding that "last call" would be well prior to the 10 pm and midnight times with the expectation that there would be no patrons on the roof deck after these hours. And we would hope that the Mason Social staff would be respectful of their neighbors as they clean up and break down the roof top deck.

We would also appreciate a one-season provisional / trial period with final approval based on how compatible the roof top deck is within a residential neighborhood. We lived in our home when Esmeralda's was open in this location and the noise from amplified music inside the venue could be heard through our walls. We are in favor of development within our neighborhood, but believe it should be done responsibly and not to the detriment of the current residents.

Thank you for your consideration of this matter.

Sincerely,

Ginger & Peter Courtney

(412) 417-5457

720 N Henry St, Alexandria, VA 22314

Mason Social Rooftop Hours

Lauren O'Brien <lobrien@laramayllc.com>

Mon 11/2/2015 1:26 PM

To PlanComm <PlanComm@alexandriava.gov>;

Hi,

I live in the EYA development at 815 N Patrick St, about one block from Mason Social. It was a real treat to have Mason Social open earlier in 2015, and they – along with other recent retailers – have really enhanced the development of our Parker Gray neighborhood area. The staff at Mason Social are very pleasant, always remembering neighbors and wanting to get to know everyone; they do an excellent job executing their intention of being a local, neighborhood spot.

I'm looking forward to the development of the Mason Social rooftop. I am in support of the requested hours extension on Fridays and Saturdays till midnight. I understand that the staff are willing to revisit after a season how the rooftop has gone and review any complaints or feedback. I think that's an excellent approach.

I encourage the planning commission to move forward with the requested hours.

Cheers,
Lauren O'Brien

Lauren O'Brien, CFP[®], CPA | Vice President, Wealth Management
703.761.3902 Direct
lobrien@laramayllc.com

Lara, May & Associates, LLC
7600 Leesburg Pike
Suite 120 East
Falls Church, VA 22043
703.827.2300 Main
571.405.3880 Fax
www.laramayllc.com

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Docket #2015-0092 Mason Social

Jennifer Lachman <jennifer.lachman@gmail.com>

Mon 11/2/2015 9:31 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Villar, John <John.Villar@capitalone.com>;

DOCKET ITEM #7

Special Use Permit #2015-0092

Encroachment #2015-0004 728

N. Henry Street – Mason Social, LLC

Chairwoman Lyman and Members of City Planning Commission,

My name is Jen Lachman, and my husband John Villar and I live in the Braddock Lofts, just several doors down from Mason Social on N. Henry Street.

Mason Social is a welcome addition to our developing neighborhood. When we learned of their plans to develop a roof top terrace, we had several immediate questions and concerns, primarily regarding noise. Noise travels very easily in the concrete jungle behind our house. We hear the kids at the Day Care as clear as day, and when Esmerelda's was in operation we were often awoken by their patrons leaving or their employees dumping the beer bottles in the middle of the night.

I am pleased to say that we have had several productive meetings with Justin Sparrow, co-owner of Mason Social, to voice our requests. I would like to take this opportunity to voice the same requests to the Planning Commission as you consider their SUP on Thursday. We would like to see:

- Rooftop hours restricted to **10:00 p.m. on week nights (Sundays-Thursdays) and 11:00 p.m. on Fridays & Saturdays**, which I understand is in line with Staff's recommendation.
- Require some sort of **structure to help buffer the noise** (we discussed the idea of a green wall with Justin)
- **Restrict amplified music** and TV noise.
-
- As a condition of approval, **Planning Commission should revisit these hours and operations** after the first 3 months of business, and again after the following season to see if any requirements need to be adjusted.

Thank you for your thoughtful consideration of these requests.

Best regards,

Jen Lachman and John Villar
714 N. Henry St.

SUP #2015-0092

Kelly Vontz <kellyvontz@gmail.com>

Wed 10/28/2015 6:56 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello!

We live in the Westover neighborhood and would like to see Mason Social have roof top dining. They have proven themselves to be great neighbors and a welcome addition to the neighborhood with their delicious food! We also appreciate that they have added some much needed curb appeal by beautifying the formally run down property. We have seen this neighborhood positively transform itself in the 13 years we have lived here and think this will continue to enhance the area.

Thank you for the opportunity to share our opinion!
Kelly and Chris Vontz

FW: Mason Social Rooftop Deck

Alex Dambach

Mon 10/19/2015 3:15 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Alex Dambach, AICP
Division Chief – Land Use Services
City of Alexandria
301 King Street, Rm 2100
Alexandria, VA 22314
Office: 703-746-3829
Mobile: 571-393-7339
alex.dambach@alexandriava.gov
www.alexandriava.gov

From: Mary Catherine Gibbs [mailto:mcg.hcgk@verizon.net]
Sent: Monday, October 19, 2015 3:11 PM
To: Alex Dambach
Cc: 'Justin Sparrow'
Subject: Mason Social Rooftop Deck

Alex,

On behalf of the applicant, this email is written to formally change the requested hours of operation for the proposed rooftop deck at Mason Social to a closing hour of ten p.m. on weeknights and midnight on weekends.

The applicant would also be willing to accept an expedited review condition, with community input, after the rooftop operation has been open for its first season. Construction will take place this Winter with a proposed opening in the Spring, so a review in late October 2016 might be appropriate.

Thanks in advance, Mary Catherine Gibbs

Hart, Calley, Gibbs & Karp, P.C.
307 N. Washington Street
Alexandria, VA 22314
(703) 836-5757 (phone)

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Kay Chewing
716 N. Henry Street, Alexandria, VA 22314

November 1, 2015

Members of the Alexandria Virginia
Planning Commission
PlanComm@alexandriava.gov

RE: SUP 2015-0092 – Mason Social – Addition of Rooftop Dining & Bar

Dear Members of the Planning Commission:

Exciting things are happening in the Parker Gray district! It's a great time to live here.

In advance of the upcoming Planning Commission meeting on November 5th, I wanted to take this opportunity to voice a few concerns regarding Mason Social's request to add a rooftop bar and dining component to their current location.

I live just 4 doors down from Mason Social on N. Henry Street. I really enjoy dining there and feel that, except for a few very minor nuisances (trash on our front stoops and delivery truck noise), they are a great addition to our growing and transforming neighborhood.

I look forward to the addition of the rooftop bar and dining area.

However, I do want to strongly voice my concerns about potential noise and the late hours proposed.

As I understand it, their current SUP states that they anticipate having **up to 100 people on the roof** depending on the day/night, and they are asking to be able to have rooftop hours until **12:00 a.m.** Mon-Wed, **2:00 a.m.** Thurs-Sat, and **11:00 p.m.** on Sunday.

As you know, the property is surrounded on all sides by **residential units** (Belle Pre, Braddock Lofts, and ARHA's Bland & Atkins). You are probably also aware that most of the structures on the block are fairly industrial in their style, thereby creating a "concrete canyon" that echoes immensely.

This is evidenced by the Madison Daycare facility, whose joyous giggles and exuberant shrieks and screams bounce off the outside walls of their playground and carry to our nearby residences with great amplification. However, these are daytime noises and for the most part, a joy to hear instead of a problem.

Kay Chewning
716 N. Henry Street, Alexandria, VA 22314

By contrast, 100 people on an open-air rooftop until 11:00 p.m., 12:00 a.m. and 2:00 a.m. could greatly impact the evening routines of the neighboring residents, many of whom rise early to head to school and jobs. Some of my immediate neighbors typically get up at 4:30 a.m. I generally am up at 5:30. Some of us work weekends. So to be kept awake by clanking dishes, clearing tables, shuttling empty bottles, swelling voices cheering a football game, or other revelry, could have a direct impact on our quality of life.

Speaking from experience, (I have lived on the block for 14 years), when the prior occupant, Esmeralda's, finally closed, our quality of life went up significantly.

Prior to their closing, we were consistently jolted awake at 3:00-4:00 a.m. as they emptied 100's of empty bottles in the dumpster after a busy night. We went from pulling 10 – 20 Carona bottles out of our landscaping each weekend morning, and calling the police due to drunken and disorderly conduct and noise violations at all hours of the night, to a peaceful time where we could actually sleep with our windows open on occasion in the spring and fall.

Gone were the weekend nights where people sat in their cars in front of our homes on Rt. 1 and drank until they were in a stupor. Gone are the days where there were bicycles chained out front of our homes because several of their patrons could no longer drive to the bar, so they rode their bikes. Only to be so drunk they couldn't even ride their bikes home and thus left them chained for days.

To date, we have not encountered any of these problems with Mason Social. Esmeralda's was a "worst case scenario, but that is the reason I am particularly concerned about the noise and hours of the roof-top bar/restaurant.

Many of us moved here because we like an urban environment, so we don't expect complete silence, but I do want to make sure that the City contemplates a few **reasonable** items as outlined below when making your recommendations:

- Restrict rooftop hours to **10:00 p.m. on school nights** (Sundays-Thursdays)
- Restrict rooftop hours to **11:00 p.m. on Fridays & Saturdays** (patrons can move inside after 11:00).
- Require some sort of soft **screening** on the rooftop sides of the structure to help buffer the noise (this could be mesh "green" walls with climbing greenery, a pergola with side draperies, rooftop plants and soft surfaces to help absorb and mitigate echoing noises.
- Require **rooftop umbrellas, sail-cloths, or canopies** overhead to better contain the noise from rising up.

Kay Chewning
716 N. Henry Street, Alexandria, VA 22314

- **Restrict amplified music** and TV noise.
- Recommend a plan for emptying bottles and clearing the rooftop after closing to minimize **after-hours clean-up noise**. (Will there be "dumb-waiters" or will the wait-staff be required to carry all plates & glassware up and down the exterior stairwell?)
- As a condition of approval, **Planning Commission should revisit these hours and operations** after the first 3 months of business, and again after the following season to see if any requirements need to be adjusted.
- Make sure Mason Social coaches their **staff and parking attendants to adhere to quiet conduct** as they park cars across Rt. 1 in the Alexandria Lighting company lot. (no yelling or blowing whistles to signal cars are ready, etc.) Again, this lot is directly across from the residential townhouses.
- Create a **designated smoking area** for workers and patrons so they do not sit on our front stoops leaving cigarette butts or have late-night voices in front of our homes.
- Ensure there are plenty of **trash receptacles** on all corners of the Mason Social building and ensure they are emptied frequently. Route 1 has a chronic problem with street trash that has only gotten worse as the new retailers have joined the community.

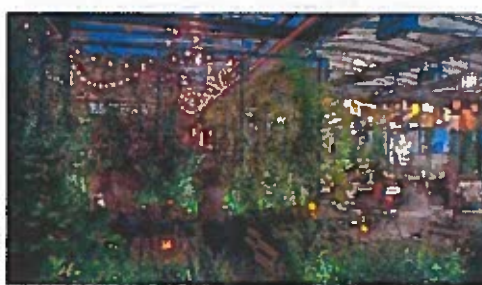
In closing, I am looking forward to the new rooftop and think it will be a fun addition. However, I hope you will strongly consider the issues of **noise attenuation** and **late-night hours** when you make your recommendations to City Council.

Attached are a few ideas of possible screening for roof top bars. They may not be structurally feasible, but perhaps some elements could be incorporated to help contain the sound at night. Hopefully, Mason Social can get creative and figure out some solutions so this can be a "win-win" for the neighborhood and the Restaurant/Bar.

Thank you in advance. I'm looking forward to this new addition to our block.

Kay Chewning
Chewningkk@aol.com

Kay Chewing
716 N. Henry Street, Alexandria, VA 22314



Kay Chewing
716 N. Henry Street, Alexandria, VA 22314



SUP #2015-0092 - Mason Social

Dak Hardwick <dakhardwick@gmail.com>

Wed 11/4/2015 5:20 PM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Members of the Planning Commission -

I write in support for Mason Social's request for extended hours for their proposed roof deck operation. Mason Social is a new entrant into the North Old town neighborhood and has been a very positive addition to that part of Alexandria. I have personally dined at Mason Social and find the restaurant to be a terrific place to gather with friends.

I'd like to make a specific note about the request for extended hours at Mason Social on a roof deck. As Alexandria continues to evolve into a city known for terrific food and drink establishments, requests for rooftop dining and extended hours are naturally going to increase. The approval of Mason Social's request for this type of operation would send a very strong signal regionally that Alexandria is welcoming of establishments and operations like this. Your support of this request would be very business friendly and would continue to make Alexandria competitive with neighboring jurisdictions.

Thank you for the consideration of my support and best wishes for a productive meeting.

Best regards,

Dak Hardwick
5181 Brawner Place
Alexandria

Dak Hardwick
Mobile: 571-215-3008
dakhardwick@gmail.com
Twitter: @DakHardwick