



DOCKET ITEM #5

Special Use Permit #2016-0030

1504 B Mount Vernon Avenue (Parcel Address 1502 Mount Vernon Avenue) – Sicilian Pizza

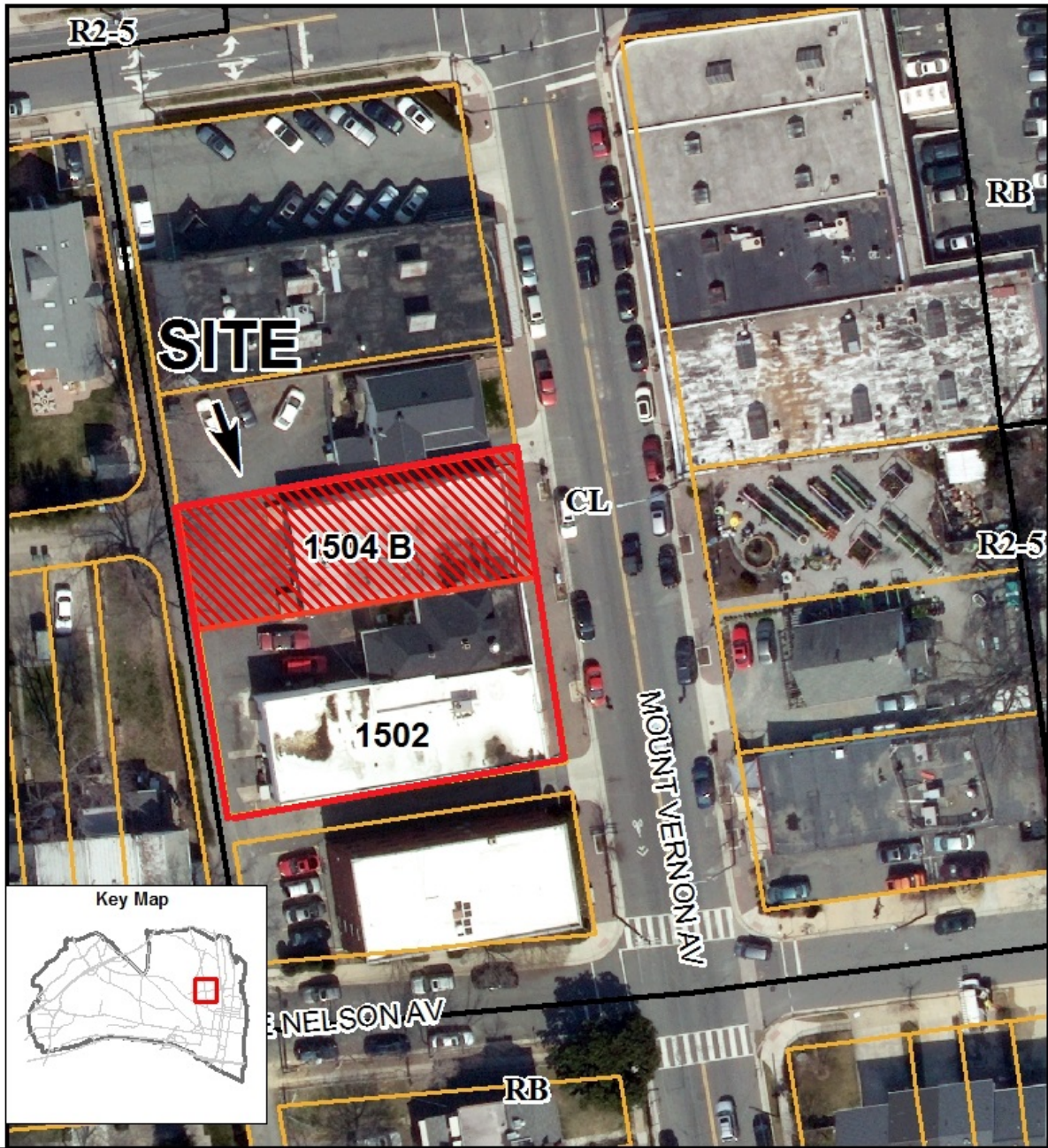
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public hearing and consideration of a request to operate a restaurant with delivery service.	Planning Commission Hearing:	June 9, 2016
	City Council Hearing:	June 18, 2016
Address: 1504 B Mount Vernon Avenue (Parcel Address 1502 Mount Vernon Avenue)	Zone:	CL/Commercial Low
Applicant: Kenan Yavuz	Small Area Plan:	Potomac West Small Area Plan

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: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov



Special Use Permit #2016-0030
1504 B Mount Vernon Avenue (par-
cel address: 1502 Mount Vernon Av)



I. DISCUSSION

The applicant, Kenan Yavuz, requests Special Use Permit approval to operate a restaurant with delivery service at 1504 B Mount Vernon Avenue.

SITE DESCRIPTION

The subject site is a rectangular mid-block parcel along the western side Mount Vernon Avenue, south of East Monroe Avenue and north of East Nelson Avenue. The parcel has approximately 110 feet of frontage along Mount Vernon Avenue and is approximately 111 feet deep for an approximate lot area of 12,300 square feet. The parcel was developed in 1956 with three structures addressed as 1502, 1504, and a third structure with two addresses of 1504 A & B Mount Vernon Avenue. The three structures are one-story concrete and brick buildings and are separated from other structures along Mount Vernon Avenue by two private alley ways which provide access to a surface parking lot in the rear.



The 1500 block of Mount Vernon Avenue has a mix of commercial and residential uses. Uses across Mount Vernon Ave from the subject site include the Walgreen's Pharmacy, Greenstreet Gardens, and Fireflies restaurant. Other uses in the block include the Nelson House, an 11 unit apartment building, Cloud 9 skincare, and the former Mancini's bakery currently undergoing conversion to a new business. The adjacent tenant space to the subject site is vacant; beyond that space is the retail space for Al's Steakhouse which is undergoing renovations.

BACKGROUND

The three adjacent structures have been commercial spaces since construction. The structure addressed as 1502 Mount Vernon Ave was historically constructed for the purpose of rug cleaning, and was approved by City Council through SUP #0184 in March 1955. Since then, the building has had a series of commercial uses and is currently a personal service use with approximately 1,800 square feet. The structure addressed as 1504 Mount Vernon Avenue was historically a restaurant, commonly known as Al's Steakhouse which opened in January 1966. The approximately 1,300 square foot restaurant formally closed in December 2015 and is now undergoing renovations. The structure addressed as 1504 A & B was historically developed as retail space and both tenant spaces at approximately 1,400 square feet each are vacant. The applicant's proposed restaurant site has been vacant for approximately one year.

PROPOSAL

The applicant proposes a quick service restaurant with counter-service, carry-out, and delivery options specializing in Italian food such as pizzas and calzones. This would be a relocation of the applicant's restaurant, Sicilian Pizza, from a previous location on Calvert Avenue to Mount Vernon Avenue. The applicant proposes daily hours of operation of 11 a.m. – 12 a.m. midnight, for dine-in and carry out service and 11 a.m. – 1 a.m., for delivery service. Customers would be able to place orders in person, by phone, and online. All orders placed by the closing hour could be served or delivered, but no new orders will be accepted or customers allowed to enter the restaurant. The applicant proposes eight indoor seats and two delivery vehicles to deliver orders. Delivery vehicles would have reserved parking spaces in the surface parking lot located behind the restaurant and will access the parking lot through the private alley off of Mount Vernon Avenue and exit the parking lot through a public alley onto East Nelson Avenue.

Additional elements of the applicant's proposal are as follows:

- Hours of Operation: Dine-in: 11 a.m. – 12 a.m. midnight, daily.
Delivery: 11 a.m. – 1 a.m., daily.
- Number of Seats: 8 indoor seats.
- Type of Service: Counter-service (quick service), carry-out, and delivery.
- Delivery: Delivery service of food to customers is proposed with up to two delivery vehicles.
- Live Entertainment: No live entertainment is proposed.
- Alcohol: No alcohol sales are proposed.
- Employees: Generally, up to five employees at any one time.
- Noise: No loud noises are expected from a restaurant use.
- Odors: Minimal odors associated with cooking will be addressed through proper ventilation and hood systems.
- Trash/Litter: Three trash bags are expected each day. Dumpsters associated with the restaurant will be emptied as necessary.

ZONING/MASTER PLAN DESIGNATION

The subject property site is located in the retail focus area of the Mount Vernon Urban Overlay. While Section 6-603 (D) of the Zoning Ordinance allows a ground floor restaurant use through an administrative Special Use Permit, the applicant's request for delivery vehicles required review through a full-hearing Special Use Permit process since the applicant did not meet the minimum requirement of 40 seats.

The subject property is also located within the Potomac West Small Area Plan and falls within the boundaries of the Mount Vernon Avenue Business Area Plan which encourages independent businesses and restaurants along Mount Vernon Avenue, especially those which are locally owned and operated.

PARKING

The applicant's proposed restaurant is located in the Mount Vernon Urban Overlay and the underlying zoning is CL/Commercial Low. Section 8-200(A)(8) of the Zoning Ordinance requires restaurants to provide one parking space for every four seats. With eight proposed indoor seats the applicant would be required to provide two-off street parking spaces. In addition, the applicant is proposing to use two delivery vehicles, each of which require an off-street parking space. The applicant has the dedicated use of four off-street parking spaces located in the surface parking lot behind the building. Staff has conducted a parking analysis of the existing businesses and available parking spaces in the shared lot and determined that all on site businesses comply with the parking requirements of the Zoning Ordinance.

II. STAFF ANALYSIS

Staff finds the applicant's request for a restaurant use at 1504 B Mount Vernon Avenue to be reasonable. The subject site's location at the southern end of Mount Vernon Avenue is an area the Mount Vernon Business Area Plan designated as a gateway to the community. The applicant's proposed restaurant would fill a year-long vacancy and help strengthen the commercial presence along Mount Vernon Avenue to improve the gateway experience to the Avenue. The restaurant will offer food delivery services in a growing residential community where many of the existing restaurants are primarily dine-in or carry-out, with few delivery-based options. In addition, the relocation of the restaurant use from a previous location on Calvert Avenue to Mount Vernon Avenue will maintain a locally based and locally serving small business in the community.

Staff has received a number of emails in support of the applicant's proposed restaurant indicating their desire for his business to reopen at the new location along Mount Vernon Avenue. However, staff is aware that while the Del Ray Land Use Committee and the Del Ray Business Associations expressed favor of the applicant's request at their meetings, the Del Ray Community Association voted to not support of the applicant's proposed restaurant concept.

Mindful of the potential impacts of a delivery based restaurant in a residential neighborhood and the potential for traffic impacts, staff has ensured the Special Use Permit contains condition

regulating hours of operation, traffic control, and sensitivity to noise considerations near a residential use. Staff has included Condition 2 regulating the hours of activity for dine-in and delivery services to ensure the restaurant hours are in line with neighborhood standards. Requirements for off-street parking of delivery vehicles were included in Condition 4, along with a limit to two delivery vehicles. Conditions on the number of indoor seats and the prohibition of live entertainment and alcohol sales are enumerated in Conditions 5, 6, and 7, respectively. Staff training regarding conditions of the SUP and staff sensitivity to noise levels is required under Condition 9.

To ensure the operation of the restaurant does not create environmental nuisances for the community, staff included Condition 10 requiring trash and garbage to be properly sealed and disposed of, and Condition 12 to ensure that odors and smoke do not impact the neighborhood. Condition 20 requires the applicant to monitor and remove litter three times a day within 75 feet of their place of business. Quality of life concerns over potential noise and traffic are addressed under Condition 14 which regulates the hours of delivery trucks and Condition 16 requiring staff to park off-street.

Standard conditions encouraging alternative forms of transportation to and from the proposed subject site were included as Conditions 17 – 19. Whereas Condition 17 encourages public transportation use by staff, Condition 18 requires the applicant to promote nearby off-street parking, and Condition 19 which requires the posting of transportation alternatives by the business. Condition 21 includes a one year review of the restaurant use to ensure that any violations or neighborhood concerns can be addressed through the Special Use Permit process.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

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)
2. The dine-in and carry-out hours of operation shall be limited to between 11 a.m. and 12 midnight, daily. Delivery service shall be allowed to operate until 1 a.m., daily. Meals ordered before the closing hour may be served or delivered, but no new patrons may be admitted or orders placed, and all patrons must leave by one hour after the closing hour. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. Not more than two delivery vehicles used to deliver food and beverages to customers shall operate from the restaurant at any one time. The applicant must park the delivery vehicles in an off-street parking space when located in the vicinity of the restaurant. (P&Z)
5. The maximum number of indoor seats shall be 8. (P&Z)
6. Live entertainment is not permitted. (P&Z)
7. No alcohol sales are permitted. (P&Z)
8. No food, beverages, or other material shall be stored outside. (P&Z)
9. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and, require employees to be sensitive to noise affecting residents (i.e. during shift changes, activity after 11 p.m., and other outdoor activities in which unreasonable noise may carry and disrupt nearby residences).(P&Z)
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 the containers. (P&Z)
11. 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)
12. The applicant shall control 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)

13. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. The applicant shall require its employees who drive to use off-street parking. (T&ES)
17. 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 Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
18. 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 Del Ray Parking Study. (T&ES)
19. 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)
20. 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)
21. 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, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Sara Brandt-Vorel, Urban Planner

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:

- 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 The applicant shall control 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-3 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (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 no amplified sounds shall be audible at the property line. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-7 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 Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-8 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 Del Ray Parking Study. (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. (T&ES)
- R-10 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)

City Code Requirements:

- C-1 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)
- C-2 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received.

Fire Department:

F-1 No comments or concerns.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.

- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Parks and Recreation

No comments received.

Police Department

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0030

PROPERTY LOCATION: 1504-B Mount Vernon Ave. Alexandria VA 22301

TAX MAP REFERENCE: 043.02-09-15 **ZONE:** _____

APPLICANT:

Name: KENAN YAVUZ

Address: 1504-B Mount Vernon Ave. Alexandria VA, 22301

PROPOSED USE: restaurant Delivery - carry out

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.

KENAN YAVUZ
Print Name of Applicant or Agent

[Signature] 03/28/2016
Signature Date

6060 Tower Ct # 1507
Mailing/Street Address

202 509 1154 _____
Telephone # Fax #

Alexandria VA - 22304
City and State Zip Code

kenangyavuz@hotmail.com
Email address

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1504 B Mt. Vernon, Alexandria, VA, I hereby
 (Property Address)

grant the applicant authorization to apply for the restaurant use as
 (use)

described in this application.

Name: Seaport Properties LLC
Cheryl Monno, Property Mgr. Phone 703 519 0951
 Please Print for Michael Hadfield

Address: 313 S. Washington St, Alexandria, VA Email: cheryl@seaport-properties.com
22314

Signature: [Handwritten Signature] Date: 3/24/14

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.

KENDAN YAVUZ % 100
6060 Tower Ct apt 1507 Alexandria VA, 22304

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. <u>KEJAN YAVUZ</u>	<u>6060 Tower Ct #1507 Alexandria VA, 22304</u>	<u>0/100</u>
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1504 Utterman Avenue - B (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. <u>Mr & Mrs Michael Hadeed</u>	<u>40 Seaport Properties 313 S. Washington St Alexandria VA 22314</u>	<u>100%</u>
2.		
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 require 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 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. <u>Mr & Mrs Michael Hadeed</u>	<u>None</u>	<u>None</u>
2. <u>KEJAN YAVUZ</u>	<u>None</u>	<u>None</u>
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.

03/28/2016 KEJAN YAVUZ
Date Printed Name


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.
Self representing

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 nature of our business will be to offer our customers Italian food and Pizze for both carry out and delivery. we are wanting to open this restaurant to provide the community with the best quality of flavorful food and we would like to open the community a great new addition to the street which serves Italian cuisine. Our idea is to provide savory as requested by our customer and delicious recipes which are made daily in house from supremely fresh ingredients. we put customers first and want to offer a place where they can have a fantastic and memorable experience. when we open we will have a few employees if everything goes well we are planning to have more people to give the best customer service to community to make people happy.

REVISED

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).

30 per day

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

5 per day

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

Day: Monday - Thursday

Friday - Sunday

Hours: 11⁰⁰ am - ~~12 pm~~ 1 am ^{SEV} 12 midnight

11⁰⁰ am - ~~12 pm~~ 2 am 12 midnight

11 am - 1 am, daily, delivery

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

There will not be any noise from mechanical equipment
most people are during take out and delivery

B. How will the noise be controlled?

The company will have some rules about patrons noise

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

We will have some food odors. We will have hood system to prevent any odors.

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)

Food items, Office Papers,

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

3 bags of trash per day. Trash will put dumpster nightly

C. How often will trash be collected?

One per week dumpster will be emptying

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

We will have our own trash container and will be working with a company to take care our trash weekly.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] 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?

We will be working with pest control company also
trash companies to make sure our community will be safe.
We will have some rules to make our business clean and neat.

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.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- ✓ 4 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> 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?

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? Delivery use parking lot on the back

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? Back of the building

C. During what hours of the day do you expect loading/unloading operations to occur?

~~8am-10am~~ morning time

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

One 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?

—

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?

1425 sq. ft. (existing) + — sq. ft. (addition if any) = 1425 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.

1. How many seats are proposed?

Indoors: ~~20~~ 8 Outdoors: - Total number proposed: 8

2. 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

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

italian food (Pizza, Calzone, Sandwich, Pasta)

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

_____ table service _____ bar carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? 2

Will delivery drivers use their own vehicles? Yes _____ No

Where will delivery vehicles be parked when not in use?

it will be parked at our own private parking spot

6. 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:

- 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

- 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

- 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.

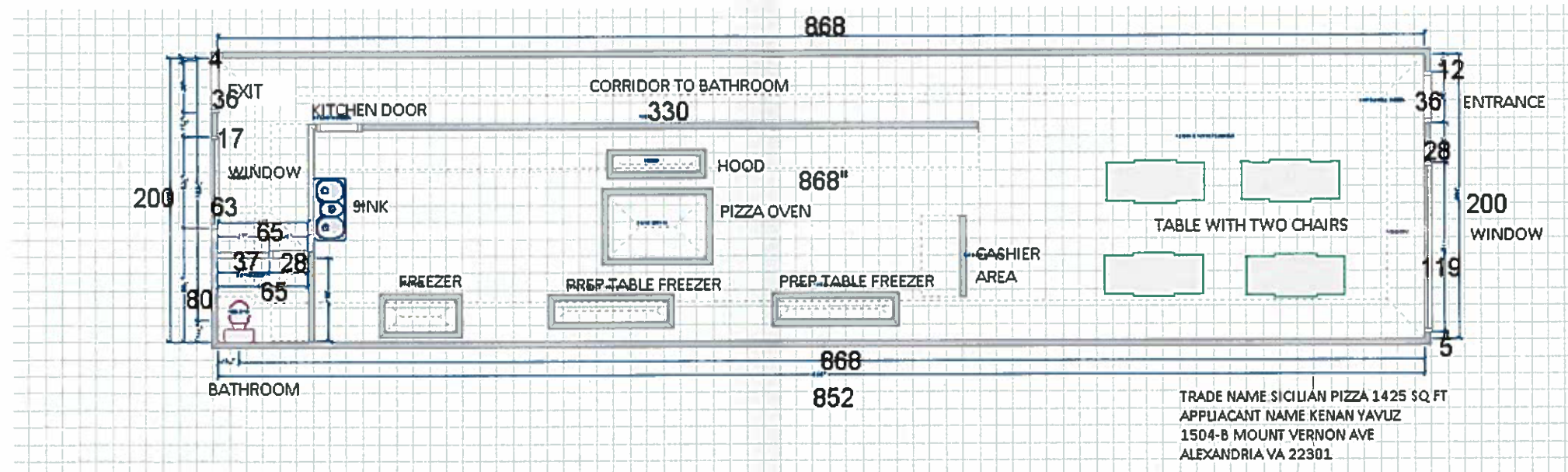
Alcohol Consumption and Late Night Hours. Please fill in the following information.

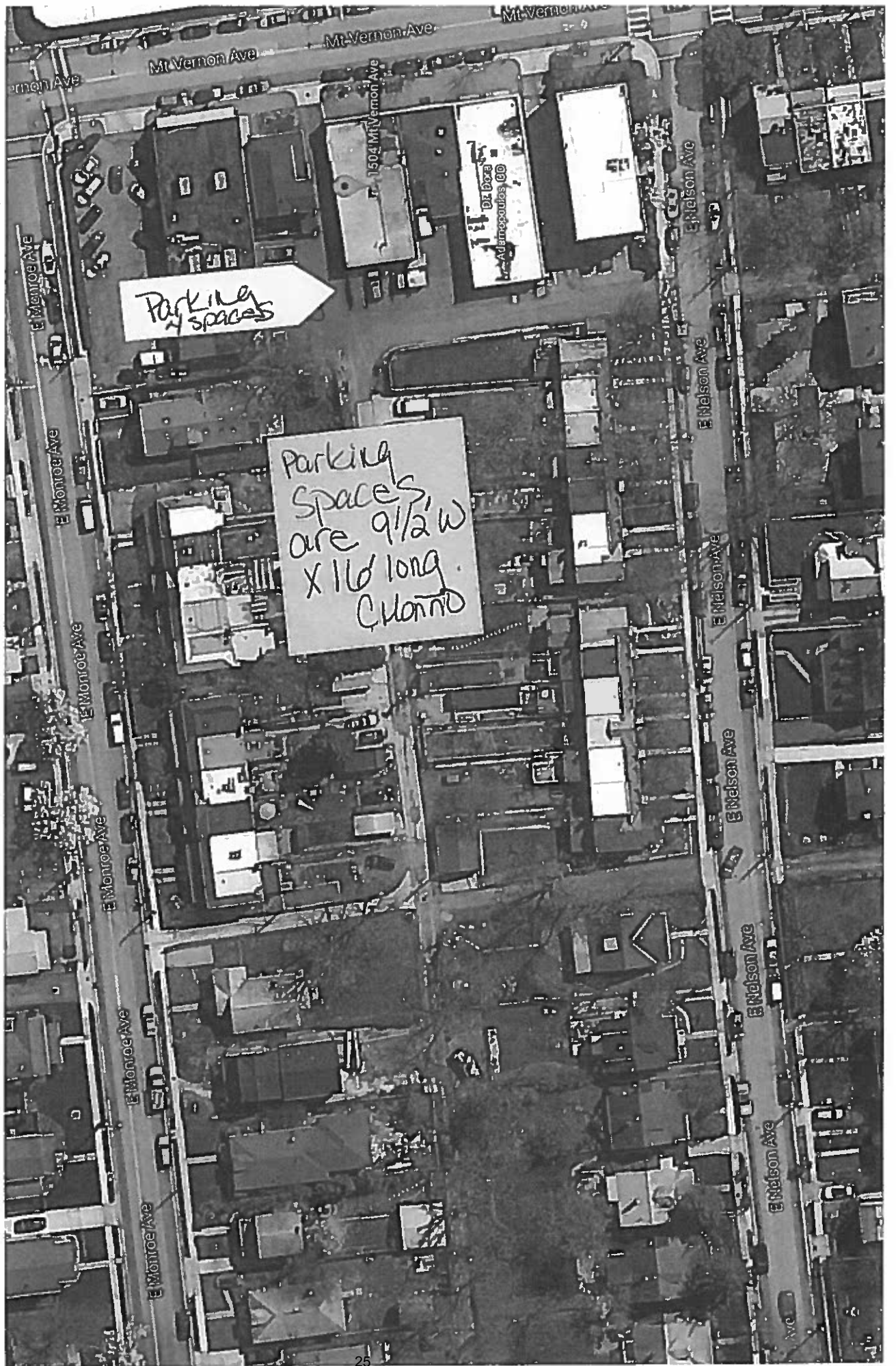
- Maximum number of patrons shall be determined by adding the following:
 - 8 Maximum number of patron dining seats
 - + _____ Maximum number of patron bar seats
 - + _____ Maximum number of standing patrons
 - = 8 Maximum number of patrons

- 35 Maximum number of employees by hour at any one time SBV

- Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - Closing by 8:00 PM
 - Closing after 8:00 PM but by 10:00 PM
 - Closing after 10:00 PM but by Midnight
 - Closing after Midnight

- Alcohol Consumption (check one)
 - N/A High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food

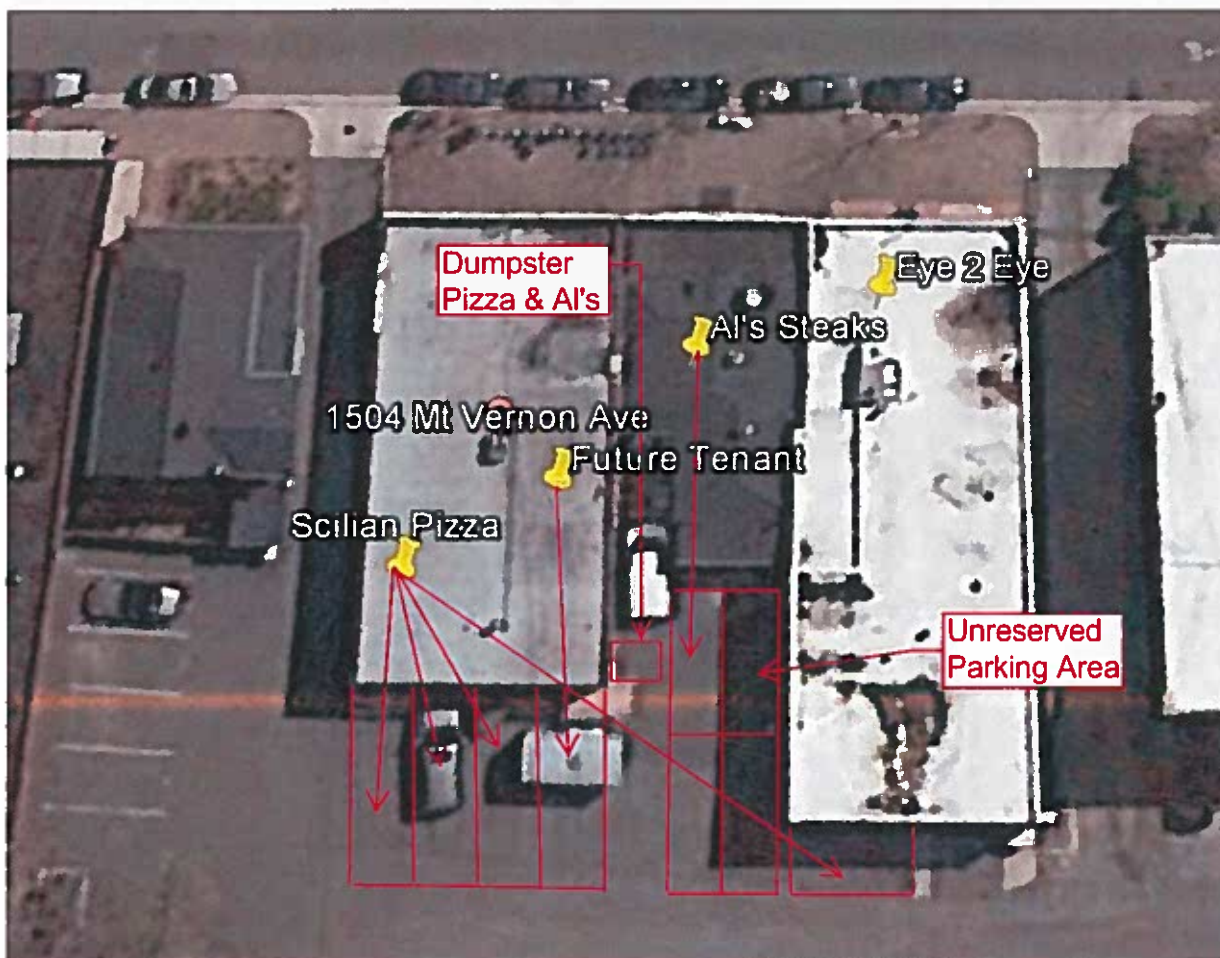




Parking 4 spaces

Parking spaces are 9 1/2 w x 11 1/2 long. Chopped

Parking Map

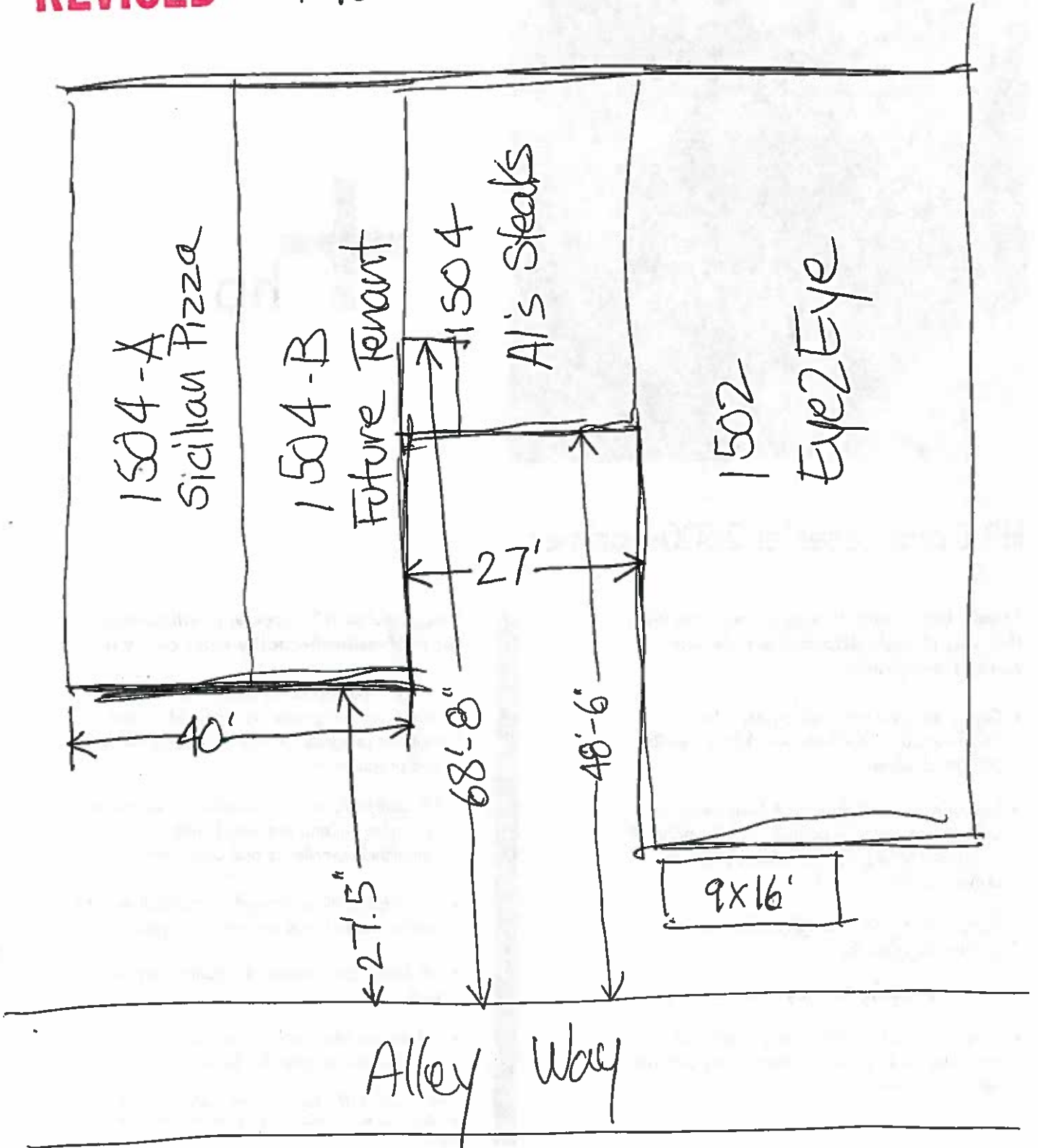


1502 Mt. Vernon Avenue
1504 Mt. Vernon Avenue
1504-A Mt. Vernon Ave.
1504-B Mt. Vernon Ave.

Eye2Eye Optometrist
Al's Steaks
Future Tenant
Sicilian Pizza

REVISED

MT. Vernon Avenue



 **Seaport Properties**
Property Management and Real Estate Services

April 18, 2016

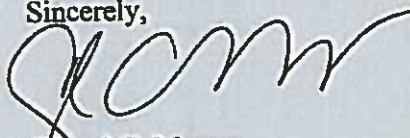
Sara Brandt-Vorel
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314

Re: 1504 Mount Vernon Avenue parking

Ms. Brandt-Vorel,

This is to confirm that the tenant at 1504 A Mount Vernon Avenue, will have exclusive use of the 4 (four) parking spaces associated with 1504 A and 1504 B. Please contact our office if you require anything else from us.

Sincerely,



Cheryl C. Monno
Property Manager

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: 7Please read if you like Sicilian Pizza on Calvert Ave
Date: Friday, May 13, 2016 1:45:19 PM

----- Forwarded message -----

From: Sarah Schultz <sarahschultz9@gmail.com>
Date: Wed, May 11, 2016 at 4:39 PM
Subject: re: 7Please read if you like Sicilian Pizza on Calvert Ave
To: SicilianPizzaAlexandria@gmail.com
Cc: Robert Schultz <Robert_Schultz@navyfederal.org>

We really miss your take-out and hope you will re-open soon! If you're collecting signatures as the person below indicates, please add us to your list.

Sarah & Robert Schultz
507 Woodland Terrace

.

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Awaiting your re-opening
Date: Friday, May 13, 2016 1:46:39 PM

----- Forwarded message -----
From: **Brian Riley** <rileyba@gmail.com>
Date: Wed, May 11, 2016 at 3:17 PM
Subject: Awaiting your re-opening
To: SicilianPizzaAlexandria@gmail.com

Hi,

Just wanted to let you know I am part of a large number of folks in the north ridge area of Alexandria that is looking forward to your re-opening. Hope it happens soon.

--
Brian Riley
rileyba@gmail.com
[703-851-6969](tel:703-851-6969)

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Endorsing
Date: Friday, May 13, 2016 1:47:21 PM

----- Forwarded message -----

From: **Sicilian Alexandria** <sicilianpizzaalexandria@gmail.com>
Date: Wed, May 11, 2016 at 1:27 PM
Subject: Re: Endorsing
To: iain lowrie <sbdezine@hotmail.com>

thank you so much

Have a great day

Kenan Yavuz

On Wed, May 11, 2016 at 1:21 PM, iain lowrie <sbdezine@hotmail.com> wrote:

iain Lowrie
220 S Henry St
Alex Va.
[7032990662](tel:7032990662)

You make NY Scilian style, as I grew up in Brooklyn, not Chicago..I hope...lol.

Sent from my Verizon 4G LTE Smartphone

----- Original message-----

From: Sicilian Alexandria
Date: Wed, May 11, 2016 12:52 PM
To: sbdezine@hotmail.com;
Cc:
Subject:Re: Endorsing

Hi Iain

thank you so much for your support..is that possible to add your name,phone number and your address as well please..

i really appreciate it

have a great day

Kenan Yavuz

Owner

On Wed, May 11, 2016 at 10:55 AM, sbdezine@hotmail.com <sbdezine@hotmail.com> wrote:

I would LOVE to have a true Sicilian pizza bistro close by. I grew up in Brooklyn, where pizza rules.

If u need signatures let me know.

Or if this counts, then, please use it for your benefit.

iaain

Sent from my Verizon 4G LTE Smartphone

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: i miss your pizza terribly
Date: Friday, May 13, 2016 1:41:16 PM

On Thu, May 12, 2016 at 5:15 PM, Marilyn Siwek <mariprette@gmail.com> wrote:
| been waiting for months. how can i help? mariprette@gmail.com

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: New Location
Date: Friday, May 13, 2016 1:46:03 PM

----- Forwarded message -----

From: **John Ploch** <jploch2800@yahoo.com>
Date: Wed, May 11, 2016 at 4:05 PM
Subject: New Location
To: "SicilianPizzaAlexandria@gmail.com" <SicilianPizzaAlexandria@gmail.com>

I heard that Sicilian Pizza (my favorite pizza place by far) is relocating to Mt. Vernon Ave. I've really missed not being able to visit you on Calvert and hope that your Grand Opening will take place very soon!

John Ploch
jploch2800@yahoo.com

From: [Kenan Yavuz](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: New Mount Vernon Location
Date: Monday, May 16, 2016 10:18:11 AM

Sent from my iPhone

Begin forwarded message:

From: Scott Avery <swavery19@yahoo.com>
Date: May 15, 2016 at 10:15:28 PM EDT
To: sicilianpizzaalexandria@gmail.com
Subject: **New Mount Vernon Location**

We were so glad to hear that you were going to be opening your new location closer to us in Old Town. We've missed your pizza! Please keep us posted on when you will reopen.

Thanks!

Scott & Annette Avery

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Open soonest please
Date: Friday, May 13, 2016 1:38:37 PM

----- Forwarded message -----

From: **Eleanor Cambridge** <cambridge.eleanor@yahoo.com>
Date: Wed, May 11, 2016 at 1:51 PM
Subject: Open soonest please
To: SicilianPizzaAlexandria@gmail.com

We miss our Friday night pizza night!!!

Sent from my iPhone

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: PLEASE OPEN SOON!!!
Date: Friday, May 13, 2016 1:49:04 PM

----- Forwarded message -----

From: gcdorsett@aol.com <gcdorsett@aol.com>
Date: Wed, May 11, 2016 at 10:38 AM
Subject: PLEASE OPEN SOON!!!
To: SicilianPizzaAlexandria@gmail.com

We LOVE Sicilian Pizza! It is very authentic NY-style pizza and, as we are from up North REALLY appreciate that! Wings are great, too!

Please, please, PLEASE open your new location as soon as possible so you can share your delicious pizza with all! We miss you!

Thank you,

Cheryl Dorsett

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Re open!
Date: Friday, May 13, 2016 1:43:51 PM

----- Forwarded message -----

From: **Rosie Wiedemer** <rosie.wiedemer@gmail.com>
Date: Wed, May 11, 2016 at 6:38 PM
Subject: Re open!
To: SicilianPizzaAlexandria@gmail.com

Dear Sicilian Pizza,

We hope you reopen soon! In the mean time, please update your outgoing voice-mail to let people know what is going on! I had given up hope on you guys until I saw a post on the Beverly Hills List serve!

Sincerely,
Rosie Wiedemer
726 Fontaine Street

Sent from the DROID... Please excuse the typos.

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Reopening on Mt. Vernon?
Date: Friday, May 13, 2016 1:49:30 PM

----- Forwarded message -----

From: **Holly Kenney** <vagrrrl@live.com>
Date: Wed, May 11, 2016 at 10:27 AM
Subject: Reopening on Mt. Vernon?
To: SicilianPizzaAlexandria@gmail.com

We are so excited to hear you are reopening on Mt Vernon Avenue soon! We will be looking for your wonderful pizzas closer to home.
Holly and Con Kenney
3300 Alabama Ave.
Alexandria

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Sicilian Pizza Reopening
Date: Friday, May 13, 2016 1:42:49 PM

Hi Kenan,

As mentioned over the phone this morning, I have been eagerly waiting for the re-opening of Sicilian Pizza for weeks. My family is a big fan of your pizza. We also frequently order for casual get togethers with friends and visiting family and EVERYONE loves your pizza. My husband is from New York which has a reputation for the best pizza and it was touch finding a really good pizza place in this area. Once we found your place, we never bothered ordering from anyone else.

Good luck and let me know ASAP when you reopen,

Barb Lunati

[703 684 0230](tel:7036840230)

From: [Sicilian Alexandria](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Signature
Date: Friday, May 13, 2016 1:39:33 PM

----- Forwarded message -----

From: **Maura McKinley Tull** <mauratull@gmail.com>
Date: Wed, May 11, 2016 at 10:48 PM
Subject: Signature
To: SicilianPizzaAlexandria@gmail.com

Hello!

We are big fans of Sicilian and we want to lend our support to get you opened as quickly as possible. We are a family of 5 and you are the only ones that we know who serve the xlarge pizza...perfect size for our family. Please add our names to your list to help expedite the permit process. You will be a very large asset to the neighborhood.

Maura and Philip Tull

From: [Kenan Yavuz](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Support for Sicilian Pizza
Date: Monday, May 16, 2016 10:17:46 AM

Sent from my iPhone

Begin forwarded message:

From: "Mary Denby" <maryandchris@comcast.net>
Date: May 14, 2016 at 7:20:25 PM EDT
To: <SicilianPizzaAlexandria@gmail.com>
Subject: Support for Sicilian Pizza

Please add my name to list of support Sicilian Pizza on Mt Vernon Ave.
Mary Denby, 108 E Randolph Ave., Alexandria

From: [Kenan Yavuz](#)
To: [Sara Brandt Vorel](#)
Subject: Fwd: Waiting for you!
Date: Monday, May 16, 2016 10:17:57 AM

Sent from my iPhone

Begin forwarded message:

From: Bonnie Foster <bfoster@fostersearing.com>
Date: May 15, 2016 at 5:32:33 PM EDT
To: "SicilianPizzaAlexandria@gmail.com"
<SicilianPizzaAlexandria@gmail.com>
Subject: Waiting for you!

Hi!! As you know, we are regular customers. We've been waiting and waiting for you to re-open after your relocation. When will you be in business again???? It's been WAY too long.

Let us know,

Bonnie and Jim

4/6/2016

To Alexandria Zoneing Department,

My name is Jon Kokoras. Service manager at NTB in Alexandria.

My staff and I have been egerly awaiting the opening of Scilian Pizza in Del Ray.

It is the best pizza around the DC Metro area.

We love the quality of the food and service the restraurant provides, both day to day and when they help me feed my team as a whole. We hope that the new location will open soon.

Thank you,

A handwritten signature in black ink, appearing to read "Jon Kokoras", with a long horizontal flourish extending to the right.

Service Manager

NTB 2800 Jefferson Davis Highway

Alexandria, VA 22301

Fwd: Suppor letter for sicilian pizza

Kenan Yavuz <sicilianpizzaalexandria@gmail.com>

Thu 5/26/2016 4:11 PM

To: Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>;

Sent from my iPhone

Begin forwarded message:

From: Terry Zerwick <terryzerwick@gmail.com>
Date: May 19, 2016 at 11:54:52 AM EDT
To: Kenan Yavuz <sicilianpizzaalexandria@gmail.com>
Cc: Kay Zerwick <kay.zerwick@gmail.com>
Subject: Re: Suppor letter for sicilian pizza

Dear Mr. Yavuz,

We are enthusiastic supporters of Sicilian Pizza. We can't wait until you re-open at your new location. We have ordered many of you high quality pizzas over the years and really miss enjoying them while you are moving your location. We also appreciated your hot pizzas delivered to our door.

Best of luck in promptly getting all the necessary government approvals for your new location.

Sincerely,

Kay and Terry Zerwick

On Tue, May 17, 2016 at 6:34 PM, Kenan Yavuz <sicilianpizzaalexandria@gmail.com> wrote:

Hi terry

Thank you so much for your support

Have a great day

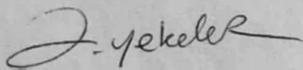
Sent from my iPhone

April 07 2016

To Alexandria City

Sicilian Pizza formerly located at 446 Calvert Avenue Alexandria VA, has been our favorite local pizza vendor for the last 4 year that we have lived in the City. Lately we have heard that the pizza store is in process of moving to Del-Ray area. We would like to let the City Officers know that Sicilian Pizza has been a great value to our local community with their delicious pizzas and deserts and calzones. We are waiting forward to see them serving our local community again soon

Alexandria City Resident



Aykut K. Yekeler

202.2863586

315 S Washington St

Alexandria VA 22314