

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 1, 2016

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR,
DEPARTMENT OF PLANNING & ZONING

SUBJECT: REVISIONS TO DOCKET ITEM #5: SUP#2016-0030,
1504 B MOUNT VERNON AVENUE

This memo contains revisions to the staff report for Docket Item #5 (SUP#2016-0030) included below to correct an error in reporting the decision of the Del Ray Land Use Committee in regards to the applicant's proposed restaurant use at 1504 B Mount Vernon Avenue. The information was inadvertently reported incorrectly based on preliminary information. The language below shows the current content found on page 5 within the Staff Analysis section of the report, and staff's revision to the content.

Existing content:

"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."

Revision to the staff report:

"However, staff is aware that while the Del Ray Business Association expressed favor of the applicant's request at their meeting, the Del Ray Land Use Committee and the Del Ray Community Association voted to not support the applicant's proposed restaurant concept."

Staff continues to recommend approval of SUP#2016-0030 subject to the following revision and to the SUP conditions that appear in the staff report.

Fwd: They need to reopen soon

Kenan Yavuz <sicilianpizzaalexandria@gmail.com>

Fri 5/27/2016 3:27 PM

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

Sent from my iPhone

Begin forwarded message:

From: Sheila Mitchell <somitchell1112@gmail.com>

Date: May 27, 2016 at 3:10:53 PM EDT

To: sicilianpizzaalexandria@gmail.com

Subject: They need to reopen soon

Sicilian pizzas has been part of the Del Ray Community for years it's sad that they have been closed for months. And for the city of Alexandria if you could put through their permits as soon as possible, it would be appreciated by the customers and the community.

From: Sara Brandt Vorel
Sent: Tuesday, May 31, 2016 10:18 AM
To: Kristen Walentisch; PlanComm
Subject: FW: DRBA Endorsement

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393

From: pmiller1806@comcast.net [<mailto:pmiller1806@comcast.net>]
Sent: Wednesday, May 25, 2016 5:41 PM
To: Sara Brandt Vorel
Subject: DRBA Endorsement

Here you go Sara -- THANKS! Pat
Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Commissioners:

The Del Ray Business Association supports Kenan Yavuz's application to open a Sicilian Pizza restaurant at 1504 Mt. Vernon Avenue. While most of his service will be delivery, we feel this is a great addition to Del Ray. He has been in the industry of pizza delivery for some years and so he understands what it takes to make a delivery service work.

We support his application.






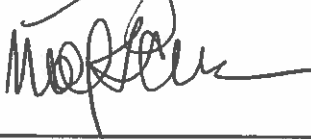


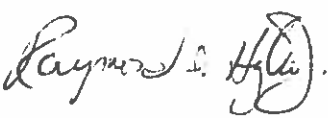


Many thanks for your consideration.
Bill Blackburn
President
Del Ray Business Association

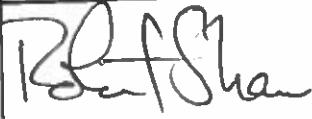



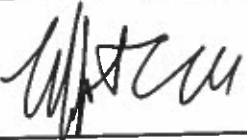
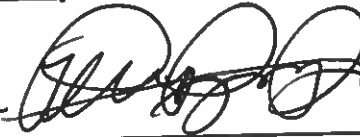




Dear Members of Planning Commission,

Special Use Permit Application # 2016-0030 is a request to operate a restaurant at 1504B Mt Vernon Avenue. Although the applicant intends to offer dine-in seating for eight patrons, this restaurant's primary customers will be delivery and carryout. The applicant requires a Special Use Permit because he requests permission to have two delivery vehicles.

The undersigned residents have the following concerns regarding this restaurant and request that you deny this application for Special Use Permit:

1. This property is located in a CL zone. Per the zoning ordinance, the intent of the CL zone is "to provide for small scale retail and service uses offering pedestrian-oriented shopping and services for individual customers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development...and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties." The applicant estimates there will be 30 customers per day. The remaining customers would be delivery. We feel that a restaurant that relies significantly on delivery is not consistent with the purpose of the CL Zone. In late 1996, Papajohn's pizza delivery had requested to open a store at the corner of Mt. Vernon and Monroe Avenue. The community did not support that request for the same reason we do not support this one.
2. There is very limited off street parking for the businesses on the 1500 block of Mt. Vernon Avenue. Fireflies has a parking reduction of 19 spaces. Al's Steakhouse has 1 or 2 parking spaces. Eye 2 Eye Optometry has no off street parking. This new restaurant will have 4 spaces. This restaurant will only occupy half of the property. There will be one parking space available for the other half of the property. The demand for patron parking will spill over onto the side streets even more so than it does now. The number of patrons violating the "no parking here to corner" restrictions while they pick up their carry out orders will also increase.
3. Delivery vehicles may impact pedestrian safety. This will happen both if delivery vehicles use the private driveway on Mt. Vernon Avenue or the alley exits on Nelson and Monroe Avenues. Furthermore, there are several young children that live in the vicinity and have a tendency to play in the alley.
4. It is not clear in the application if the applicant intends to screen the ventilation equipment that will need to be installed on the roof.
5. It is not clear in the application where the dumpster will be located. With four parking spaces and two sets of stairs at the rear of the building, there are very limited locations for a dumpster that can support a restaurant use.

Printed name	Signature	Address	Date
Sarah Haut		228 E. Nelson Ave, Alexandria VA 22301	May 14, 2016
Pamella Shaw		217 E Monroe Ave Alex VA 22301	May 14, 2016
Sarah Clements		218 E. Nelson Ave, Alex 22301	May 17, 2016
Joseph Peacock		300 E. Nelson Ave. Alex, 22301	May 17, 2016
Masha Peacock		300 E Nelson Ave Alex, VA 22301	5/17/16
Neddy Cusson		237 E. Monroe Ave Alex, VA 22301	5/17/16
Sean Cusson		237 E. Monroe Ave Alex, VA 22301	5/17/16
Emily Lord		233 E Monroe Ave Alex, VA 22301	5/17/16
Ray Hylton		227 E. Monroe Ave Alex., VA 22301	5/17/ 2016
Joëlle Noël		223 E. Monroe Ave. Alex, VA, 22301	5/17/2016
Laurie Loquet		221 E. Monroe Ave Alex, VA 22301	5-17-16

Printed name	Signature	Address	Date
Robert Shew		217 E. Monroe Alex, VA 22301	5/17/16
Rhody Nixon		215 E Monroe Ave Alexandria, VA 22301	5/17/16
Jennifer Person		225 E Monroe Alexandria, VA 22301	5/17/16
LORRI A. TURNER		227 E. MONROE Alex, VA 22301	5/17/16
Tiffany Pines		312 E Nelson Ave Alex, VA 22301	5/18/16
Peter Prizio Jr		312 E NELSON AVE ALEX VA 22301	5/18/16
Laura Noble		229 E. Monroe Ave Alexandria VA 22301	5/25/16
Zac Vavrek		239 E Monroe Ave Alexandria, VA 22301	5/25/16
Cara Vavrek		239 E Monroe Ave Alexandria, VA	5/25/16
AMY SLACK		2307 E Randolph Ave Alexandria VA 22301	5/31/16

Fwd: Sicilian Pizza

SUP2016-0030
Additional Materials

Kenan Yavuz <sicilianpizzaalexandria@gmail.com>

Tue 5/31/2016 4:56 PM

Inbox

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

Sent from my iPhone

Begin forwarded message:

From: Jonathan Abbott <jonrabbott81@gmail.com>

Date: May 27, 2016 at 8:57:33 PM EDT

To: sicilianpizzaalexandria@gmail.com

Subject: Sicilian Pizza

http://www.alexandriasicilianpizza.com/aboutus.aspx#.V0jsPju6_f8.gmail

Hello. I hope you will be reopening soon, because I think that your pizza is the best around. And, your new location is right next door to my house.

My address is 1700 Dewitt Ave Apt 2, 22301. My email is jonrabbott81@gmail.com

From: [Sarah Haut via Call.Click.Connect.](#)
To: [CCC PZ PlanComm](#)
Subject: Call.Click.Connect. #98115: Planning Commission Inquiries, Dockets at 1504B MOUNT VERNON AVE Dear Planning Commission Members, I a
Date: Wednesday, June 01, 2016 8:01:04 PM
Attachments: [map.png](#)

Dear [Call.Click.Connect.](#) User

A request was just created using [Call.Click.Connect.](#) The request ID is 98115.

Request Details:

- Name: Sarah Haut
- Approximate Address: 1504B MOUNT VERNON AVE (See [map below](#))
- Phone Number: 703-967-0426
- Email: hautsl@yahoo.com
- Service Type: Planning Commission Inquiries, Dockets
- Request Description: Dear Planning Commission Members,

I am writing to you to request that you deny SUP application #2016-0030 for a pizza delivery restaurant at 1504B Mt. Vernon Ave. My reasons for requesting denial follow:

1. This property was previously occupied by Visual Access, a graphic design firm that operated during typical office hours. The office use helped to balance out the retail and restaurant uses on this block.
2. The hours of operation are not consistent with the other businesses on this block and on nearby blocks. The delivery service is allowed to continue taking orders until 1:00 AM on Friday and Saturday nights. Food deliveries can continue until well past 1:00 AM. As noted in the staff report, this block has a mix of commercial and residential uses. There is an 11 unit apartment building, and several residences adjacent to the property. Deliveries occurring past 1:00 AM may be disruptive to nearby residents.
3. There are 4 dedicated parking spaces available for the restaurant's use. Two will be used for delivery vehicles. Two are designated for patrons. The application indicates there will be 5 employees working on site. Condition 16 in the staff report indicates employees must park off street. Since two employees will need the delivery vehicle parking, the other three must either not drive to work or find alternative off street parking. There was no extra employee parking noted in the application.
4. This business previously operated in an industrial zone. The industrial zone is more conducive to a business that has such a high demand for deliveries that it requires 2 delivery vehicles.
5. This property is located in a CL zone. Per the zoning ordinance, the intent of the CL zone is "to provide for small scale retail and service uses offering pedestrian-oriented shopping and services for individual customers and households located primarily in nearby residential areas. Proximity to residences requires that commercial operations be conducted at a scale and intensity commensurate with nearby residential development...and be of such characteristics as not to be detrimental or a nuisance to nearby residential properties." The applicant estimates there will be 30 customers per day. The remaining customers would be delivery. A restaurant that relies significantly on delivery is not consistent with the purpose of the CL Zone. In late 1996, Papajohn's pizza delivery had requested to open a store at the corner of Mt. Vernon and Monroe Avenue. The community did not support that request for the same reason I do not support this one.

6. Permitting a restaurant that relies so much of food deliveries for its revenue sets a precedent for other businesses to do the same in a CL zone.

7. Condition 18 in the staff report indicates that "The applicant shall direct patrons to the availability of parking at nearby public garages..." There are no nearby public parking garages. In fact, there is very limited public off street parking in this block. Fireflies restaurant has a parking reduction of 19 spaces. Al's steakhouse might have 2 spaces at the rear of its building. Another restaurant that is primarily carry out and delivery will put a high demand on on-street parking.

8. There is a lack of parking enforcement presence in this area. Cars frequently park in front of "No parking here to corner" signs as they run into Al's Steak House to pick up their orders. Cars cannot see oncoming traffic at the corner of Mt. Vernon and E. Nelson Avenues when there are parked cars too close to the corner. The last accident I witnessed at that intersection was in 2013 on Labor Day weekend. They had to cut two people out of a car.

9. It is unclear if the applicant intends to screen ventilation equipment that is installed on the roof of the property.

10, The dumpster location is partially obstructed by cement stairs and tandem parking spaces. It is unclear how a trash truck will be able to collect the trash particularly if there are cars parked in the parking spaces.

I respectfully request that you deny this SUP application. If the planning commission chooses to approve this application, I request that the following changes be made to minimize the impact to the nearby residents:

1. All delivery orders must be taken by midnight on Friday and Saturday nights.
2. Allow one delivery vehicle. Consider also delivering orders via bicycle which is in keeping with the Eco-City Alexandria initiative.
3. Establish short term parking on the Western side of the 1500 block of Mount Vernon Avenue. This would benefit all businesses on that block.
4. Increase the presence of parking enforcement in this block and ticket illegally parked cars.
5. Require the applicant to establish a community liaison to resolve any issues with the residents.
6. Ensure the equipment on the roof of the building is properly screened.

Thank you,
Sarah Haut

- Expected Response Date: Wednesday, June 8

From: Peter Prizio via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, June 05, 2016 4:13 PM
To: CCC PZ PlanComm
Subject: Call.Click.Connect. #98363: Planning Commission Inquiries, Dockets Hello, I am writing today in reference t

Follow Up Flag: Follow up
Flag Status: Flagged

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 98363.

Request Details:

- Name: Peter Prizio
- Approximate Address: No Address Specified
- Phone Number: 8606903131
- Email: peterprizio@gmail.com
- Service Type: Planning Commission Inquiries, Dockets
- Request Description: Hello, I am writing today in reference to Special Use Permit #2016-0030.

I am the most immediate neighbor who lives in 312 East Nelson Avenue. My side yard shares a border with the alley behind 1504 Mount Vernon Avenue. I have some concerns with the desired use of the space as a pizza delivery restaurant. They are planning on using the back alley of the restaurant has the primary way to conduct their business having delivery people come in and out during their entire hours of operation. Generally speaking pizza delivery is a business based on speed and therefore I am very concerned that the delivery drivers will not share the same courtesy as the immediate neighbors do when using the alley only for parking access. This is not used as a through Street.

I have two young children and there are a number of other young children who live on Monroe and Nelson and the kids off and use the alleys for riding bikes and other activities.

I also have concerns related to the delivery of supplies and the pickup of trash. Currently the restaurants in the neighborhood get deliveries at different times in the morning and also get trash pick up at different times in the morning. It's quite noisy and at times disruptive to my family sleep. I fear that adding another restaurant with another dumpster and another delivery schedule will only exasperate that issue. Additionally there is not enough room for four cars and a dumpster as planned behind the alley. I know they are proposing to use the space in front of a dumpster as a parallel parking spot however if you take a quick trip to this alley you'll realize that there is not enough space for that activity. Also if somebody forgets their car in front of the dumpster and the trash can not be picked up we will start to get rodent problems.

Del Ray Prides itself on being very eco and pedestrian friendly. A business such as a pizza delivery business is neither environmentally sound or pedestrian-friendly since their primary method of conducting business involves frequent short distance car trips. I hope the commission considers my concerns and what's not to approve the special use permit. Thank you

- Expected Response Date: Monday, June 13

Fwd: When will you open again?

Kenan Yavuz <sicilianpizzaalexandria@gmail.com>

Tue 6/7/2016 4:17 PM

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

Sent from my iPhone

Begin forwarded message:

From: George Jermstad <gjermstad@alexandriatoyota.com>

Date: June 4, 2016 at 1:59:27 PM EDT

To: "'sicilianpizzaalexandria@gmail.com'" <sicilianpizzaalexandria@gmail.com>

Subject: When will you open again?

We have been ordering pizza from you for years!

It has been very disappointing since you closed.

We have tried other places, but none match your taste and quality!

Please tell me that you'll be opening again soon!

Thank You and Very Best Regards,

George Jermstad
Sales Manager
Alexandria Toyota

FW: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza

SUP2016-0030
Additional Materials

Sara Brandt Vorel

Wed 6/8/2016 9:03 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Kristen Walentisch <kristen.walentisch@alexandriava.gov>;

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393

From: Paul & Patrice Linehan [mailto:pml2kc@yahoo.com]
Sent: Tuesday, June 07, 2016 10:11 PM
To: Sara Brandt Vorel
Subject: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza

Dear Planning Commission:

Twenty one years ago, we moved into our present home and were introduced to the Del Ray community. We joined the Del Ray Citizens Association (DRCA) and within a year (1996) were surprised to learn that the then DRCA Land Use Committee (none of whom still live here) narrowly voted in favor of Papa Johns Pizza delivery taking over the now-defunct corner hardware store at 1517 Mt. Vernon Avenue.

Papa Johns proposed to have limited seating, but admitted that the bulk of their business was dedicated to offsite pizza delivery.

The issue in DRCA was contentious – the opposed expressed concerns over pedestrian/vehicular safety, traffic congestion, and the fact that it was a non-destination restaurant. Those in favor did so because they argued that it was better to have a business than a vacant building.

Both sides conceded that the neighborhood did not need another pizza delivery business. Case in point; there are over 15 pizza delivery business that service the area.

We led a group of the opposed and organized a petition to submit to the Planning Commission over 500 petitioners. Based on that input, the Planning Commission denied Papa Johns from moving into that site.

The Planning Commission noted that the numbers of the opposed were impressive given that DRCA membership was less than 300.

The building owner renovated the property, we got the antique store that further improved the building, and Walgreens further improved it and is running a good business there with no drive through.

The concerns to deny a pizza deliver remain valid today. With the intensified use in the intersection of Monroe and Mt. Vernon Avenues. There is even more rationale to deny this applicant.

Aside from Walgreens, two gas stations, a bank, the new Junction restaurant, the area includes: CVS/ALDI/Swings Coffee, YMCA and expanded Simpson Park (baseball, soccer, dog park), not to mention nearby Commonwealth Academy and George Washington Middle School.

The area is the cross-point of a main pedestrian-bicycle commuter connector from the center of Del Ray to Braddock Road Metro. In addition to the vehicular, pedestrian, and bike traffic of commuters, students walk along Mt. Vernon\Monroe Avenues, as well as via Dewitt Ave.

The City recently added streetscape improvement for bike lanes and pedestrian crossings, and there are plans to enhance the crosswalk at Mt. Vernon\Monroe Avenues. How is the City planning to approve a pizza delivery business that is at odds with the pedestrian and bike friendly initiatives that is simultaneously approving? The City should be consistent that its plans and policies encourage pedestrian/bicycle safety to emphasize overall transportation convenience, safety, and neighborhood attractiveness. Pizza delivery business runs counter to this vision.

In addition to DRCA, we are members of the Del Ray Business Association and have always been in favor of restaurants, businesses, and vibrant resident/business partnership – especially ones that promote walkable destination restaurants. So the issue is not about restaurants or business use of this property.

The proposed pizza delivery is not a walkable destination restaurant. It will increase traffic and rush deliveries in an already increasingly traffic intensive area. .

Please do the right thing and deny this applicant.

Thank you for your kind consideration.

Sincerely,

Paul and Patrice

401 E Monroe Ave

FW: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza Delivery

SUP2016-0030
Additional Materials

Sara Brandt Vorel

Wed 6/8/2016 9:03 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Kristen Walentisch <kristen.walentisch@alexandriava.gov>;

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393

From: Joseph A. Grouby [mailto:jagrouby@comcast.net]
Sent: Wednesday, June 08, 2016 7:58 AM
To: Sara Brandt Vorel
Subject: Fw: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza Delivery

To whom it may concern:

I have read the letter to you from Mr. & Mrs. Linehan concerning this Special Use permit. I agree with their concerns and description of current conditions at the Monroe Avenue/Mount Vernon Avenue intersection. Consequently, I believe the SUP should not be approved.

My address is 113 East Monroe and my contact information is below.

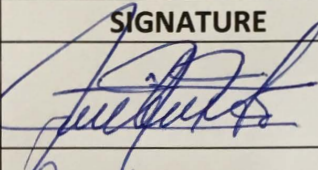
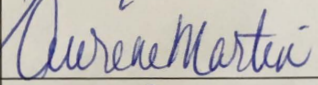
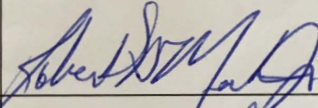
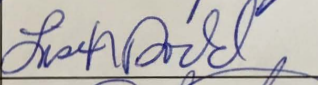
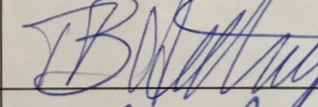
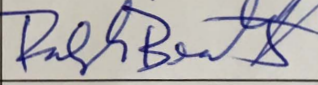
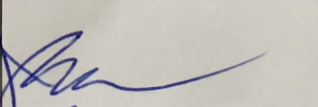
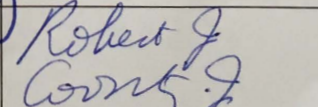
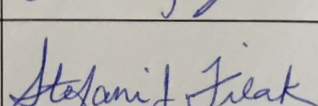
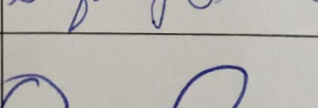
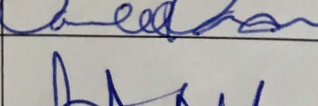
Joseph A. Grouby
Fax 888.233.0063

Cell 703.625.7273
jagrouby@comcast.net

Sent from my iPhone

Sicilian Pizza Alexandria has been part of Alexandria City over 6 years and We would love to support them because they have a fast and tasty food and they do great job.

Please add us to support them to re-open again in Mount Vernon Ave..

PRINTED NAME	ADRESS	SIGNATURE	DATE
Julio Bernades	304 Calvert Ave Alexandria VA 22301		06/07/16
Aurene Martin	9 Forrest St. ALEXANDRIA, VA 22305		6/7/16
Robert Mack	2905 Mosby St ALEXANDRIA 22305		6/7/16
Lisa Dodd	212 E Glendale Ave Alexandria VA 22301		6/7/16
Tim Heath	19 Rosecrest Ave Alexandria, VA 22304		6/7/16
Ralph Berth	922 W. Timber Branch Pkwy		6/7/16
Joe Moore	1809 Preston Rd Alex VA 22302		6/7/16
Robert Coontz	2702 VALLEY DR. Alexandria 22302		6/7/16
Stefani Filak	41 Herbert St Alexandria 22305		6-7-16
Donnell Jackson	3825 Jefferson Davis Hwy Alexandria 22304		6/7/16
Robert Mith	311 Wesmond PK ALEXANDRIA VA 2229		6/7/16

RE: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza Delivery

SUP2016-0030
Additional Materials

Robert Blumel <robert@mcbrideres.com>

Wed 6/8/2016 12:07 PM

To: PlanComm <PlanComm@alexandriava.gov>;

 1 attachment (38 KB)

PastedGraphic-4.tiff;

I'm writing to voice my support for the SUP noted above.

My family and I live in Del Ray not far from the proposed location, and we've long wished for another pizza place to enjoy (I love DRP but the pizza is Meh). I think the fact that they offer delivery is a plus, as well. I seriously doubt that a small restaurant offering delivery will be the calamity that the DRCA suggests - Note that one block away, South China restaurant offers delivery, and we've seen or heard of any incident resulting.)

I read the letter from Paul and Patrice, both of whom I know and respect, and I'm confused by their motives and frankly, their arguments, none of which have any basis in fact or reality. I doubt very seriously that cars coming and going on Mt Vernon Ave is going to detract from it's charm. It's a road, people drive on it, so what? It's a 8 seat pizza place that offers delivery, which i think is terrific. It's not a Dominos. My family and I will walk there to eat and likely get pizza delivered. I think it would be great to have a LOCAL business doing pizza delivery (rather than Dominos or Pizza Hut), and that it would be a boon to the community. We currently have NO pizza delivery options in Del Ray (as their letter suggests), and if they were worried about pedestrian safety, they would advocate instead for more stop signs, speed humps, and enforcement on our streets, not against a small business owner.

This type of thing calls to mind the current, frivolous lawsuit against the City concerning the proposed relocation of La Bergerie. Having read the initial argument by the plaintiff in that case, and it's ridiculous assertions, I hear the same echo in the letter from the Lineman's, and it's worrisome. I certainly hope the planning commission doesn't back down and give power to the few over the will of the many. I served on the DRCA for many years, and withdrew from that council because of that very fact. So few people attend those meetings, and those that do attend, frankly, do not represent the face of Del Ray. Of the attendees, in my experience, less that 10% have children, more than 80% are single an over 40, and most have lived there for more than 20 years. I submit that, simply by walking around Del Ray, that you can see that is NOT the case anymore.

Please, don't let the vocal minority once again prevent a viable and wanted small business from receiving their SUP.

Thank you,

Rob

Robert Blumel
Managing Director
Tenant Representation and
Investment Sales
[McBride Real Estate Services, Inc.](#)
Commercial Real Estate Advisors
21 Dupont Circle, NW
Suite 700
Washington, DC 20036-1544

[202.463.6600](tel:202.463.6600) main

FW: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza Delivery

SUP2016-0030
Additional Materials

Sara Brandt Vorel

Wed 6/8/2016 1:29 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Kristen Walentisch <kristen.walentisch@alexandriava.gov>;

Sara Brandt-Vorel
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From: martha [mailto:8davism@gmail.com]
Sent: Wednesday, June 08, 2016 1:27 PM
To: Sara Brandt Vorel
Subject: Special Use Permit #2016-0030 1504 B Mount Vernon Avenue Sicilian Pizza Delivery

D
ear Planning Commission

I strongly oppose the use of a low commercial building on Mt. Vernon Ave primarily for pizza delivery (the applicant describes this as a "restaurant with delivery".....regardless, providing a few token tables in this small building would not change the fact that it is primarily a delivery business --- as it has been for many years).

My family has lived in Del Ray for over 44 years, a few blocks from the building in question. I regularly walk, bicycle, and drive in this area.

1504 Mt. Vernon Ave is steps away from Monroe Ave, a major intersection for all types of traffic. Mt. Vernon Ave and this intersection are primary, daily routes for children walking to and from school, commuters walking to and from Braddock metro or to the major bus top at this intersection. In addition, there are increasingly more people walking on Mt. Vernon and Monroe Avenues to shop or walk their dogs, go to a class, or visit friends. In fact, pedestrian and bicycle traffic has notably increased in the past two years, since the City renovated Monroe Avenue and this intersection to create a more safe and pleasant pedestrian thruway, and install a dedicated bicycle lane. Clearly --- and fortunately --- the City's planning goals include safer traveling as well as decreased use of automobiles. A pizza delivery service business is markedly inconsistent with this vision. Pizza delivery services are typically on service roads or strip malls, not on a charming and thriving "Main Street" of a residential neighborhood.

We have several pizza delivery services serving Del Ray, we see them daily on our streets. There are a lot of them

and usually they are in a huge rush. Clearly, such a business at the requested location would cause problems. This is precisely why a large number of residents opposed location of another pizza delivery business on Mt. Vernon Ave many years ago.

We in Del Ray are pleased to have more restaurants (including the very popular Del Ray Pizzeria on Mt. Vernon Ave) and other businesses. Although this has greatly increased traffic on Del Ray's very narrow streets, it has added to the attractiveness of Del Ray as a place to live and to visit.

Addition of a regular restaurant serving many customers or a retail shop would be welcomed by both visitors and residents, not to mention would likely create more tax revenue for the City than would a pizza delivery business.

I strongly urge the Planning Commission to carefully review the ramifications of allowing a pizza delivery service at an inappropriate location. It does not make sense, and I am surprised that the application has been tentatively approved. For the well-being of all, please reconsider your decision.

Respectfully,
Martha Bodden
410 E Windsor Ave

Sicilian Pizza

David Chamowitz <dchamowitz@chamlaw.com>

Wed 6/8/2016 3:39 PM

To: PlanComm <PlanComm@alexandriava.gov>;

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

Dear Chairwoman Lyman and Members of the Planning Commission:

My name is David Chamowitz, and I represent Kenan Yavuz, the SUP applicant for Sicilian Pizza at 1504B Mt. Vernon Avenue.

Several of you may recognize the name Sicilian Pizza; Mr. Yavuz operated it on Calvert Street, also in Del Ray, for six years prior to closing recently.

The item is on your consent calendar for tomorrow night's hearing, but I will be in attendance should there be any questions. If you have any concerns between now and then, please let me know via email or telephone. I'll make myself available to discuss it at your convenience.

Thank you, and I look forward to seeing you tomorrow night.

--Dave

David L. Chamowitz
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Special Use Permit #2016-0030

SUP2016-0030

Additional Materials

peter heimberg <peter.heimberg.asa@gmail.com>

Thu 6/9/2016 12:13 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Jennifer Heimberg <Jennifer.heimberg@gmail.com>;

1504 B Mount Vernon Avenue (Parcel Address: 1502 Mount Vernon Ave) - Sicilian Pizza

Dear Planning Commission,

I live on the corner of Mt Vernon and Windsor Avenues, just down the street from the above location.

I reviewed the existing proposal and city staff's recommendations. While I disagree that a pizza delivery operation "enhances the gateway" to the avenue's commercial experience (these places are generally unappealing or at best uninteresting), I do agree that concerns regarding delivery vehicle parking have been reasonably addressed if that is the primary concern of the other near-by residents. However, restrictions 17-19, which are just guidelines, will of course have little or no mitigating effects.

It's hard to argue that such a business would bring down the aesthetic in a region of the avenue where the city has already provided variances for car dealerships which consume entire blocks. In the big picture future of the Del Ray commercial area, there is no reason to consume the interesting central part of the business district with car dealerships or food delivery since they are only eyesores and nobody needs to walk to them. At the same time, I do appreciate the need to fill these small store fronts with something in a timely manner and there are far worse things than pizza joints.

One possible concern is the hours of operation. The other delivery place, Tsim Yung, down the street turns off all operations at 11pm. Delivery vehicles coming and going at 1 am could be an annoyance to the very nearby residents. Why not place that restriction on this restaurant as well, perhaps permitting 12am on Friday-Saturday? All of the other restaurants on the avenue (e.g. Lena's) also go quiet around then.

Peter Heimberg
201 E Windsor Ave