Application	General Data	
Public hearing and consideration for a	<b>Planning Commission</b>	December 6, 2016
restaurant and for a parking reduction	Hearing:	
	City Council	December 17, 2016
	Hearing:	
Address:	Zone:	OCM(50)/
1400 Duke Street		Office Commercial Medium
Applicant:	Small Area Plan:	King Street
J&S Restaurant, LLC, represented by		Metro/Eisenhower Avenue
David Chamowitz		

**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 Reviewer: Ann Horowitz, ann.horowitz@alexandriava.gov

**PLANNING COMMISSION ACTION, NOVEMBER 1, 2016:** On a motion made by Vice Chairman Macek and seconded by Chairman Wasowski, the Planning Commission voted to defer Special Use Permit #2016-0041 until the December 6, 2016 public hearing. The motion was unanimously approved on a vote of 7 to 0.

#### Reason:

The Planning Commission deferred the SUP request to provide the applicant with the opportunity to potentially revise the request after meeting with Shiloh Baptist Church members.

Commissioner Brown asked if a wall could be constructed between the church and restaurant parking lots and staff responded that parking lot access is open to all businesses in the Round House Square development. He confirmed with the church's attorney that the opposing party was most concerned with the transient nature of a restaurant and alcohol sales. Mr. Brown encouraged the applicant and church members to consider areas of compromise.

Chairman Mary Lyman inquired about the Commission's ability to limit hours of alcohol service. City Attorney, Joanna Anderson responded that Virginia ABC holds jurisdiction over alcohol regulations and the City has coordinated SUP condition language with ABC, consistent with its guidelines. Ms. Lyman suggested that the applicant consider reducing the number of seats and expressed concern that the applicant has not engaged in dialogue with the church to address concerns, including the improvement of parking lot lighting.

Commissioner Lyle concurred with the chairman and recommended that the case be deferred for the applicant to address church concerns, such as live entertainment and hours of operation.

Although Vice Chairman Macek voiced support for the application, he was also concerned that the applicant had not met with church members to discuss the request. He asked that the applicant consider sharing parking spaces as well as reducing hours of operation and the number of seats.

Commissioner McMahon stated that the restaurant would accommodate the neighborhood and parking and traffic impacts may not result as more people would walk. She recognized that ABC would address the alcohol sales concerns.

Commissioner Koenig commented that he would not deny the application based on incompatibility of the restaurant and the church, but would support a deferral. He added that the intensity of the use could be reconsidered to reduce number of seats and reduce traffic and parking concerns.

Commissioner Wasowski recommended that Round House Square users and property owners work together to improve the traffic flow through the parking lot. She did not favor an application denial as the restaurant may fill a need for more dining options in the area. Ms. Wasowski expressed that this SUP and parking reduction review should be consistent with similar reviews.

#### Speakers:

Rosa Byrd, church member, spoke in favor of a postponement to provide time for dialogue between the church and the applicant.

Reverend Taft Quincey Heatley, church pastor, Shillings Street, opposed the proposal on the grounds that the restaurant is not compatible with the church as the institution owns three properties in the area. He added that the applicant was not open to discussing the proposal.

Eric Brown, church member, Carisbrooke Lane, opposed the application as a restaurant would increase traffic in the area and possibly result in vehicular accidents.

Stephanie Spell, church member, North Armistead Street, opposed the application due to traffic concerns, alcohol sales, and the presence of children in the parking lot.

Herbert Spears, church member, Lamp Post Lane, spoke in opposition to the request. He stated parking, traffic, alcohol, and safety are concerns.

Harry Stewart, church member and deacon, Ellingham Circle, opposed the application as the sale of alcohol is not compatible with the church experience.

Carolyn Williams, property manager for church, Duke Street, requested that the commission reject the application because of traffic, child safety, and alcohol. She added that the applicant was not interested in working with the church regarding the application.

Adell Copley, church member and deaconess, North Armistead Street, spoke in opposition of the request as the restaurant would serve alcohol and provide live entertainment. She stated that the church would be associated with a business that serves alcohol and that could impact programming.

Charles Nelson, Sr., church member, South Payne Street, commented that the City may want to review ABC guidelines on the required distance between a church and a business that sells alcohol.

Leslie Alexander, church member, Larrup Court, stated concerns about the safety of the parking lot for children, the elderly, and church patrons.

Barbara Wallace, associate pastor for church, 26<sup>th</sup> Court Square, opposed the application based on alcohol sales.

Natalie Gravette, church member, Roberts Lane, spoke in opposition as the restaurant and bar are not compatible with the historic church.

Martha Peterson, church member, Brummel Court, opposed the application considering the proximity of a restaurant and bar near the church.

Jonathan Rak, attorney for the church, expressed that a fundamental opposition to the use because of incompatibility. Church properties surround the proposed restaurant and the new use would have an adverse effect on these surrounding properties.

Dave Chamowitz, attorney for the applicant, spoke in support of the restaurant to be named, Executive Diner. He believed the restaurant to be compatible with the church. He stated that restaurants selling alcohol are common and have been found to be compatible with neighboring uses within the City. Proper signage could guide restaurant patrons to parking spaces on the restaurant property and he envisioned that individuals from nearby offices and residences would walk to the diner. He added that the applicant owns the elementary school and daycare in Round House Square and would be attentive to child safety in the parking lot.





Special Use Permit #2016-0041 1400 Duke Street



#### I. DISCUSSION

The applicant, J&S Restaurant, LLC, requests special use permit approval to operate a restaurant and requests a parking reduction.

#### SITE DESCRIPTION

The subject site is located on one irregularly-shaped parcel of record. The corner lot has 220 feet of frontage on Duke Street, 270 feet of frontage on South West Street, and a lot depth that ranges between 190 feet and 270 feet. The lot area is 47,372 square feet and is developed with a 26,480 square foot; two story commercial building with two tenant spaces (1400 and 1400 A Duke Street). A 46-space parking lot services the building tenants. Three loading docks are located on the east side of the building (Figure 1).



Figure 1: Proposed main entrance on the east side of the building

The property at 1400 Duke Street is part of the Round House Square development that includes the connecting building at 1401 Duke Street (Shiloh Baptist Church), 1412 and 1416 Duke Street (Bluebird of Alexandria care and private elementary school), 1420 Duke Street (12 office condominiums). A total of 169 parking spaces surround the individual buildings. Parking spaces are divided and attributed to buildings according to property boundaries. The commercial development is accessed at three points



Figure 2: Round House Square outlined in red; subject lot outlined in blue.

from Duke Street or South West Street. (Figure 2).

The subject tenant space has frontage on Duke Street and is accessed from east and west entrances (Figures 2). The tenant space at 1400A Duke Street contains offices for Delta Bridge, a commercial communications consultancy, which is located south of the proposed restaurant site. Of the 46 parking spaces included on the lot, twelve parking spaces are located on the west side of the building and 34 spaces exist to the east.

In addition to the uses at Round House Square, a mix of residential, commercial, and institutional uses surround the subject site. Residential condominiums and single family rowhouses are located to the east, south, and north. Several offices and the Residence Inn Hotel are located to the west. The Shiloh Baptist Church, the institution's historic church site, is located across Duke Street, to the north. The African American Heritage Park is located to the southwest.

#### BACKGROUND

Construction of the Round House Square commercial office complex, which includes the building at 1400 Duke Street, was approved through Site Plan #78-005. Several uses have occupied the subject tenant space. TESST Electronics and Computer Institute operated at the site between 1985 and 1999 and received SUP approvals (SUP #94-0391, SUP #96-0009, and SUP #98-0035) for expansions and a parking reduction from City Council. City Council later approved SUP #2005-0074 for a day care operation and staff administratively approved SUP #2006-0068 for an expansion of the use. The day care operated at the tenant space until early 2016. The applicant owns a share in the business entity that has recently purchased this parcel. The subject tenant space is currently vacant.

In June 2016, the applicant submitted an application for administrative SUP approval for a 75-seat restaurant that would serve on-premises alcohol. Shiloh Baptist Church requested that the Director of Planning and Zoning place the SUP proposal on a Planning Commission and City Council docket for review, as church members had concerns related to alcohol sales near the religious institution. In addition, church representatives were concerned that restaurant parking could affect their parking area which is contiguous to the parking lot of the proposed restaurant or interfere with existing parking arrangements the church maintains on evenings and weekends in Round House Square. The church has a verbal agreement for access to 23 spaces in the applicant's parking lot at 1400 Duke Street and to 30 spaces at the Blue Bird day care and elementary school at 1412 and 1416 Duke Street on evenings and weekends. The church also leases 65 spaces in the 1420 Duke Street parking lot for evenings and weekends. The Director of Planning and Zoning docketed the case for the October hearings, however, the applicant chose to submit a full-hearing SUP application with additional requests, causing the case to be delayed until the November hearings. The updated application included a request for a restaurant with over 100 seats, which can be reviewed only through a full-hearing SUP.

#### PROPOSAL

Although the applicant, J&S Restaurant, LLC, originally requested permission through the full hearing process to operate a 140-seat restaurant, with revisions, it now requests Special Use Permit approval to operate a 6,450 square foot restaurant with 114 seats in the tenant space on the first floor at 1400 Duke Street. The hours of operation would be 5:30 a.m. – 12 a.m., daily. Various types of cuisine for breakfast, lunch, and dinner would be available through table-

service or carry-out. On premises beer, wine, and mixed drinks would be served. Two delivery vehicles and live entertainment that is subordinate to the restaurant use are also proposed, although the applicant would not implement these features during the early stages of the restaurant operation.

The applicant also requests a parking reduction of 10 spaces as additional parking spaces do not exist on its lot. It expects that the majority of patrons would walk to restaurant from the nearby residence and businesses, particularly in Round House Square.

A summary of the applicant's proposal is:

Hours of Operation: 5:30 a.m. – 12 a.m., daily

Number of Seats: 114

Est. Number of Breakfast: 30 Patrons: Lunch: 40

Dinner: 100

Type of Service: Table service

<u>Delivery to</u> Two delivery vehicles

customers:

Live Entertainment: Live entertainment is proposed.

Alcohol: On-premises alcohol service is proposed.

Employees: Up to 20 employees

<u>Supply Deliveries</u> Deliveries to the restaurant would be accommodated in the applicant's

parking lot.

Trash/Litter: Approximately 42 bags of refuse a week. Garbage to be collected

approximately three times a week from the loading dock. Employees

would monitor the site for trash.

Noise: Applicant expects no noise

Odors: Applicant expects no odors

#### **PARKING**

Section 8-200(A)(8) of the zoning ordinance requires one off-street parking space for every four restaurant seats. A 114-seat restaurant would be required to provide 29 parking spaces and two spaces for the proposed delivery vehicles, as these are required to be parked off-street when not in use. Delta Bridge would share the 46-space parking lot with the restaurant and, according to Section 8-200(A)(18)(a) of the Zoning Ordinance, must provide 25 parking spaces. Given that the proposed restaurant would overlap in hours during the traditional business day with Delta Bridge, 56 spaces would be required for both businesses. Given the 10-space deficit, the applicant is required to request a parking reduction.

#### ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the OCM-50 Zone. In addition to the decision of the Director of Planning and Zoning to elevate this SUP review to the level of a full-hearing SUP case, Section 4-903(AA) of the Zoning Ordinance requires SUP approval for restaurants that exceed the requirements of Section 11-513. The proposal for a restaurant over 100 seats requires a full-hearing review. Further, Section 8-100(A)(4) permits a reduction in off-street parking requirements only with City Council approval of a Special Use Permit.

The property is located within the King Street Metro/Eisenhower Avenue Small Area Plan that designates it for commercial use.

#### II. STAFF ANALYSIS

Staff supports the applicant's revised request to operate a 114-seat restaurant and for a 10-space parking reduction at 1400 Duke Street. The restaurant would introduce dining activity to an area, where office, institutional, and residential uses dominate. Staff does not anticipate noise and odor impacts as the restaurant is sited in a commercial complex and set apart from the nearest residences by the site parking lot and South West Street to the east and by a landscaped buffer and Duke Street to the north. The potential for an increase in traffic is not anticipated as a majority of patrons are expected to walk or take public transportation to the proposed restaurant.

In addition, staff believes that a parking reduction of 10-spaces is acceptable. This ratio of seats (114) to parking spaces (19 required plus two for delivery vehicles) is consistent with previous parking reductions approved in areas that are near mass transit and have not resulted in noticeable negative consequences. The King Street Metro is located within walking distance approximately three blocks away and the DASH AT8 bus and Metro 29K and 29N buses stop on the same block as the proposed restaurant. The applicant is required to encourage the use of mass transit options among customers and employees as mandated in Conditions 25 and 24, respectively. Staff also supports the parking reduction as the proposed restaurant would be walkable for the employees, clients, and customers of Round House Square businesses as well as for office staff from businesses to the west. Neighboring residents could also easily access the restaurant on foot. Further, all 46-spaces in the parking lot would be available before and after Delta Bridge weekday business hours and on weekends, commonly peak times for restaurant operations. Shiloh Baptist Church has previously had access to 23 of the 46 spaces through a verbal agreement in the applicant's parking lot on evening and weekends. This arrangement may

not continue with the operation of a restaurant on the site. Staff will work with the church to help identify additional parking options for its needs if necessary.

Staff believes that the proximity to mass transit alternatives, the walkable location, and the inclusion of parking lot-related conditions would limit possible parking impacts on the church and other Roundhouse Square businesses. As the applicant's parking lot and the church's parking area are contiguous, the applicant is required to imprint pavement markings to clearly distinguish parking spaces designated for restaurant use in Condition 12. Restaurant parking areas must also be identified in the applicant's promotional material, according to Condition 26.

Shiloh Baptist Church members have expressed misgivings about alcohol sales at the restaurant. The Virginia Department of Alcoholic Beverage Control (ABC) has jurisdiction over approval of an on-premises license. Anyone opposed to an ABC license may present reasons for opposition to the liquor license in accordance with criteria outlined in Section 4.1-222 of the Virginia Code to ABC at the time of application review. In the case of a church opposed to a liquor license, Section 4.1-222(A)(2)(c) states that the opposing party must depict how alcohol sales would "adversely affect or interfere with the normal, orderly conduct of the affairs of such facilities or institutions." ABC is then to analyze an opposing institution's statements and deliver a ruling in support or denial of the liquor license accordingly.

If Virginia ABC grants the applicant an on-premises sales license, the sales must be consistent with ABC regulations, as stated in Condition 5. To ensure that minors are not served at the restaurant, the applicant must include methods to prevent underage alcohol sales during employee training sessions, as stated in Condition 9. Furthermore, staff consulted Police on the proposal, and it has reported no objections to the on-premises alcohol sales request.

Additionally, staff has included conditions related to delivery vehicles, live entertainment, and site maintenance in this report. The applicant is restricted to the use of two delivery vehicles that must park in the applicant's parking lot when they are not actively delivering food to customers, as stated in Condition 6. Live entertainment must remain subordinate to the restaurant use, and this facility could not rise to the level of a nightclub function, as stated in Condition 7. Potential noise from the restaurant would be controlled through Condition 18, requiring the applicant to comply with the City Noise ordinance and prohibiting loudspeakers on the building exterior. The applicant must maintain the exterior appearance of the restaurant and parking lot by properly maintaining the parking lot (Condition 11), removing existing parking space signs and sign poles (Condition 12), and removing debris and equipment from the parking area (Condition 14).

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request for a 114-seat restaurant and for a parking reduction of 10 spaces at 1400 Duke Street.

#### 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 maximum number of indoor seats shall be 114. Outdoor seating is not permitted. (P&Z)
- 3. The hours of operation for indoor seating shall be 5:30 a.m. to 12 a.m., daily. Meals ordered before 12 a.m. may be served, but no new patrons may be admitted and all patrons must leave by 1:00 a.m., daily.(P&Z)
- 4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
- 5. On-premises alcohol sales are permitted, consistent with a valid ABC license. Off-premises alcohol services are not permitted. (P&Z)
- 6. Not more than two delivery vehicles used to deliver food and beverages to customers may operate from the restaurant at any one time. The applicant must park the delivery vehicles in the applicant's parking lot when they are located in the vicinity of the restaurant. (P&Z)
- 7. Limited, live entertainment may be offered, and must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service more prominently than entertainment.(P&Z)
- 8. Food, beverages, or other material shall not 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 on how to prevent underage sales of alcohol. (P&Z)
- 10. Supply delivery vehicles shall deliver from the applicant's parking lot. (P&Z)
- 11. The parking lot shall be maintained in good condition and parking spaces shall be clearly striped. (P&Z)
- 12. All existing parking space signs and sign poles in the applicant's parking lot shall be removed and shall be replaced with pavement markings identifying parking for current tenants only. (P&Z)

- 13. All windows shall remain transparent. The placement or construction of items that block the visibility of the interior of the commercial space from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. (P&Z)
- 14. The applicant shall remove debris and equipment from the parking area on the east side of the building. The parking lot shall not be used for storage. (P&Z)
- 15. 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)
- 16. 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)
- 17. 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)
- 18. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- 19. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- 20. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- 21. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- 22. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- 23. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
- 24. 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 Go Alex at

<u>goalex@alexandriava.gov</u> for information on establishing an employee transportation benefits program. (T&ES)

- 25. 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 Go Alex at <a href="mailto:goalex@alexandriava.gov">goalex@alexandriava.gov</a> for more information about available resources. (T&ES)
- 26. The applicant shall inform customers of the location of its parking lot through printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)
- 27. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- 28. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business and a robbery readiness program for all employees. (Police)
- 29. 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) (Police)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services Ann Horowitz, Urban Planner

<u>Staff Note:</u> 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 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with 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 The use must comply with the city's noise ordinance. 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-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-7 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-8 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-9 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-10 The applicant shall require employees who drive to work to use off-street parking. (T&ES)
- R-11 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 Local Motion at <a href="localmotion@alexandriava.gov">localmotion@alexandriava.gov</a> for information on establishing an employee transportation benefits program. (T&ES)

- R-12 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 <a href="mailto:localmotion@alexandriava.gov">localmotion@alexandriava.gov</a> for more information about available resources. (T&ES)
- R-13 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- 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 <a href="mailto:commercialrecycling@alexandriava.gov">commercialrecycling@alexandriava.gov</a>, 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)

#### Code Enforcement:

- F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexexandriava.gov or 703-746-4197.
- C-1 Building, and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type and d) tenant area. Provide this information on plans.
- C-3 Required exits, parking, and facilities shall be accessible for persons with disabilities. Provide a plan that identifies accessible features.
- C-4 It is recommended that the applicant apply for an advanced review to determine separation requirements for this space based on its existing type of construction.

#### Fire:

C-1 A fire prevention permit is required for this occupancy condition – assembly.

#### Health:

#### Food Facilities

- 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, cookchill, 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:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees.
- F-1 The applicant is seeking an "ABC On" license. The Police Department has no objections to verify there is no nuisance activity as a result of the alcohol sales: \*the SUP is reviewed after one year



# APPLICATION

# SPECIAL USE PERMIT

PROPERTY LOCATIO	1400 Duke S	treet	
TAX MAP REFERENCE:			NE: OCM(50)
APPLICANT:			
Name: J&S Restaurant, I	LC		
Address	1400 Duke St	reet, Alexandria, VA 223	14
PROPOSED USE: Re	staurant		
	* , *	ecial Use Permit in accordance with the City of Alexandria, Virginia.	the provisions of Article XI
<del></del>	Commission Members to	sion from the property owner, hereb visit, inspect, and photograph the b	
City of Alexandria to post pla	acard notice on the prope	ssion from the property owner, hereb rty for which this application is reques f the City of Alexandria, Virginia.	* *
surveys, drawings, etc., requirements, requirements and belief. The in support of this application this application will be binding.	uired to be furnished by applicant is hereby notified and any specific oral read on the applicant unlesseral plans and intentions	of the information herein provided are the applicant are true, correct and act and that any written materials, drawing appresentations made to the Director of those materials or representations as a subject to substantial revision, pursity of Alexandria, Virginia.	ecurate to the best of their is or illustrations submitted of Planning and Zoning or the clearly stated to be non-
David L. Chamowi	tz	Vge	8/23/16
Print Name of Applicant or A 118 N. Alfred Street		Signature 703 548 0110	Date
Mailing/Street Address		Telephone #	Fax #
Alexandria, VA	22314	dchamowitz@cham	law.com
City and State	Zip Code	Email add	iress
ACTION-PLANNING C		DATE:	
ACTION-CITY COUNC	IL:	DATE:	

SUP#	2016-0041

PROP	ERTY OWNER'S AUTHORIZATION	W	
	property owner of 1400 Duke Stre (Property Address) ne applicant authorization to apply for the		
	ped in this application.	(use)	_use as
Name:_	J, S & Family, VI, LLC	Phone 703 548 0110	
Address		ex VA 223/Y Email: dchamowitz@cha	mlaw.com
Signat	ure: JS+ Family, INLUC by	Poel Date: 8/23/16	
1.	site plan with the parking layout of the p	this application, the applicant is required to so proposed use. The SUP application checklist ctor may waive requirements for plan submissiver.	lists the requirements of the
	[/] Required floor plan and plot/site p	lan attached.	
	[ ] Requesting a waiver. See attached	d written request.	
2.	The applicant is the (check one):  [ ] Owner [ ] Contract Purchaser [/] Lessee or		
	[ ] Other:	of the subject property.	
unless	the entity is a corporation or partnership, i	ship of any person or entity owning an intere in which case identify each owner of more tha ke Street, Alexandria, VA 22314 100	n three percent.

#### 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 three 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
Jerry + Suson Preymonikeros	1400 Duke Street, Alexandria, VA 22314	100%
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 1400 Duke Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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	
Jerry + Sison Prevmonikuros	1400 Duke Street, Alexandria, VA 22314	100%	
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	Member of the Approving
	Section 11-350 of the Zoning	Body (i.e. City Council,
	Ordinance	Planning Commission, etc.)
"Jerry + Susan Preymonton	None	None
2.		W-14-14 U-154
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.

the informatio	n provided above is true and correct.	Pool	
8/23/16	David L. Chamowitz	foll	
Date	Printed Name	Signature	

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that



# 4113	
301 77	
-	 

REVISED

SUP #\_\_\_\_\_\_\_

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?

- [4] 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 Cit
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 proposed use will be a full-service restaurant, also offering carry-out and delivery.
There will be 114 seats inside, and none outside. The restaurant will serve three
meals per day, and be open from 5:30am-12am.

The restaurant expects to serve a varied cuisine. There may in the future be live entertainment, always subordinate to the primary dining function

esting such permission in	uns application.	Not more than	z venicies.
	W//- 18		

## **USE CHARACTERISTICS**

	ă.		2016-0041	R			
บร	E CHA	RACTERISTICS		The self			
١.							
4.		roposed special use permit request is for new use requiring a special use permit,	Mul				
		expansion or change to an existing use	Without a special use permit	" Wille			
	[] ar	[] an expansion or change to an existing use with a special use permit.					
		er. Please describe		100			
5.	Pleas	e 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).				
		Most times less than the full contactly of the	restaurant. Heaviest during mealtimes.				
			and the process				
	В.	How many employees, staff and other	personnel do you expect?				
		Specify time period (i.e., day, hour, or	shift).				
		20					
6.	Please	describe the proposed hours and days	of operation of the proposed use:				
	D						
	Day: Monday	- Sunday	Hours: 5:30am-12pm				
			3.30ain-(2pm				
		···		_			
	-			_			
				<del></del>			
7.	Please	describe any potential noise emanating	from the proposed use.				
	A	Describe the noise levels anticipated from	om all mechanical equipment and patrons.				
		None					
				<del>-</del>			
	B.	How will the noise be controlled?					
		No noise mitigation will be neces	sary.				
			AND THE RESERVE AND THE PROPERTY OF THE PARTY OF THE PART				



SUP# 2016-0041

	ribe any potential odors emanating from the proposed use and plans to control them:
Pleas	e 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)  Standard full-service restaurant trash and garbage
В.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  Unknown. We would guess 42 bags per week. This is only a guess, and subject to change.
C.	How often will trash be collected?  As often as needed. We would estimate 3 times/week. This is only an estimate, and subject to change.
D.	How will you prevent littering on the property, streets and nearby properties?  Employees will monitor site and adjacent sidewalks for litter.
Will any he prop	hazardous materials, as defined by the state or federal government, be handled, stored, or generated on perty?
] Yes	. [/] No.

	2016-0041
VVil han	any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be adled, stored, or generated on the property?
[]	Yes. [/] No.
If ye	es, provide the name, monthly quantity, and specific disposal method below: and are restaurant cleaning solvents, degreasers.
Wha	it methods are proposed to ensure the safety of nearby residents, employees and patrons?
No	unsafe activities proposed.
No	unsare activities proposed.
No	unsafe activities proposed.
No	unsare activities proposed.
)HO	L SALES
)HO	L SALES  Will the proposed use include the sale of beer, wine, or mixed drinks?

SUP#\_\_\_2016-0041\_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

14.

A.

	O Compact spaces
	1 Handicapped accessible spaces.
	Other.
	Planning and Zoning Staff Only
R	quired number of spaces for use per Zoning Ordinance Section 8-200A
D	pes the application meet the requirement?
	[]Yes []No
В.	Where is required parking located? (check one)
Б.	(✓) on-site
	[ ] off-site
	If the required parking will be located off-site, where will it be located?
-	
SE N	OTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-
rking	
ine u	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300
	within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.
C.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.
C.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.
C.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning
	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.
	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form se provide information regarding loading and unloading facilities for the use:
Plea	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form
Plea	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form see provide information regarding loading and unloading facilities for the use:
Plea A.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form  se provide information regarding loading and unloading facilities for the use:  How many loading spaces are available for the use?  Planning and Zoning Staff Only
Plea A.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form see provide information regarding loading and unloading facilities for the use:  How many loading spaces are available for the use?  Planning and Zoning Staff Only  Required number of loading spaces for use per Zoning Ordinance Section 8-200
Plea A.	uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 se with a special use permit.  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.  [7] Parking reduction requested; see attached supplemental form see provide information regarding loading and unloading facilities for the use:  How many loading spaces are available for the use?  Planning and Zoning Staff Only

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

В.	Where are off-street loading facilities located? Parkin	g lot on Property		
C.	During what hours of the day do you expect loading/u	-		
D.	How frequently are loading/unloading operations expe	ected to occur, p	er day or per week, as	approp
	As needed			
	reet access to the subject property adequate or are any s ssary to minimize impacts on traffic flow?	treet improveme	ents, such as a new turr	ning lan
No.				
CH/	ARACTERISTICS			
	ARACTERISTICS he proposed uses be located in an existing building?	[/] Yes	[] No	
Will t		[/] Yes	[·] No	
Will t	he proposed uses be located in an existing building?			
Will to	he proposed uses be located in an existing building?			
Will to	he proposed uses be located in an existing building?  ou propose to construct an addition to the building?  large will the addition be? square feet.	[] Yes	[/] No	

2016-0041

SUP#

End of Application

[ ] other. Please describe:





Admin Use Permit #



# SUPPLEMENTAL APPLICATION

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: 114 Outdoors: 0 Total no	umber proposed: 114
2	Will the restaurant offer any of the following?	
	Alcoholic beverages ( <b>SUP only</b> )	
	Beer and wine — off-premisesYes	
3.	Please describe the type of food that will be served:	
	A wide variety of food will be served.	
4.	The restaurant will offer the following service (check items that apply):	
	✓ table service    ✓ bar    ✓ carry-out    ✓ d	elivery
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?	
	In parking lot	
6.	Will the restaurant offer any entertainment (i.e. live entertainment, large so	reen television, video games)?
	YesNo	
	If yes, please describe:	
	There will be televisions, and it is possible that the live enterta	ainment will be offered
	according to standard City conditions governing same. Any li	ve entertainment will be
	subordinate to the primary dining function. Live entertainmen	t may be amplified.

Application SUP restaurant.pdf
3/1/06 Prz\Applications, Forms, Checklists\Planning Commission

Park	ing impacts. Please answer the following:				
1.	What percent of patron parking can be accommodated off-street? (check one)				
	100%				
	75-99%				
	50-74%				
	1-49%				
	No parking can be accommodated off-street				
2.	What percentage of employees who drive can be accommodated off the street at least in the evenings and				
	on weekends? (check one)				
	All				
	75-99%				
	50-74%				
	1-49%				
	None				
3.	What is the estimated peak evening impact upon neighborhoods? (check one)				
	✓ No parking impact predicted				
	Less than 20 additional cars in neighborhood				
	20-40 additional cars				
	More than 40 additional cars				
	<b>r plan.</b> The applicant for a restaurant featuring carry-out service for immediate consumption must submit a which indicates those steps it will take to eliminate litter generated by sales in that restaurant.				
Alcol	hol Consumption and Late Night Hours. Please fill in the following information.				
1.	Maximum number of patrons shall be determined by adding the following:				
	Maximum number of patron dining seats				
	+ 10 Maximum number of patron bar seats				
	+ 0 Maximum number of standing patrons				
	= 140 Maximum number of patrons				
2.	20 Maximum number of employees by hour at any one time				
3.	Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)				
	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				
4.	Alcohol Consumption (check one)				
	High ratio of alcohol to food				
	Balance between alcohol and food				
	Low ratio of alcohol to food				

Application SUP restaurant.pdf
3/1/06 Pnz\Applications, Forms, Checklists\Ptanning Commission





SUP#



## **APPLICATION - SUPPLEMENTAL**

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 required location)	uested parking reduction. (e.g. number of spaces, stacked parking, size, off-site				
This is a request for a reduction in required parking spaces of 10, from the 29 (+2 delivery)					
necessary according to the zoning ordinance calculation, to the 21 that the Applicant is able					
to provide.					
2. Provide a statem	ent of justification for the proposed parking reduction.				
While the Applicant pr	roposes 114 seats in its restaurant, it is unlikely that the restaurant will				
be filled to capacity so	as to be utilizing the number of parking spaces required by the zoning				
ordinance calculation.	Additionally, it is expected that many restaurant patrons will arrive on				
foot rather than by car	r, or already be parked nearby and not need dedicated spaces.				
to other tenants. In s	hort, the Applicant does not have any additional parking to offer.				
	reduction reduce the number of available parking spaces below the				
number of existing pa	<del>-</del> .				
Yes	_✓No.				
i. If the requested reduct	ion is for more than five parking spaces, the applicant must submit a Parking				
<b>Management Plan</b> whic	ch identifies the location and number of parking spaces both on-site and off-site, the king, any proposed methods of mitigating negative affects of the parking reduction.				
5. The applicant must also surrounding neighborhood	demonstrate that the reduction in parking will not have a negative impact on the				

application SUP parking reduction.pdf 3/1/06 Pnz/Applications, Forms, Checklists/Planning Commission



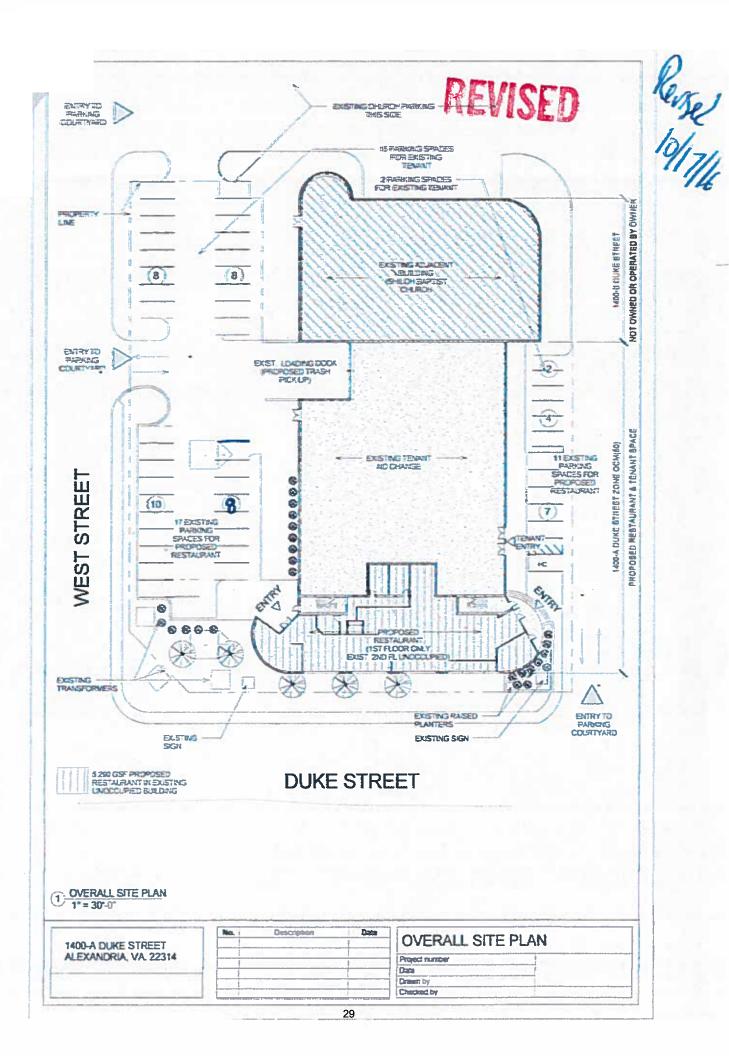
# Parking Management Plan RE: Special Use Permit Application for 1400 Duke Street

As stated in the Parking Reduction Supplemental Application, the Applicant does not expect that even the 28 parking spaces it is providing will be needed frequently, if ever. However, they are required by the zoning ordinance, so they are being provided.

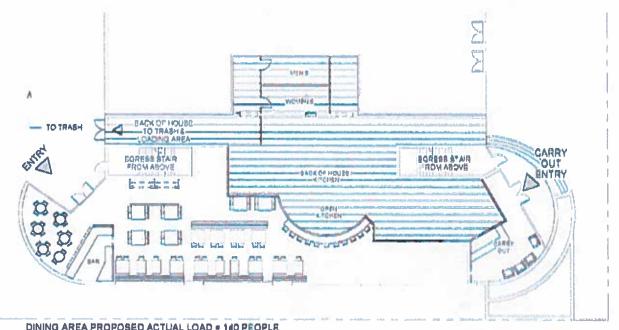
There is additional street parking available on the north side of Duke Street.

Finally, entities associated with the Applicant have many additional parking spaces in the adjacent Roundhouse Square complex that restaurant patrons may use when available.

The Applicant does not expect any negative impact from the parking reduction on the neighborhood or surrounding landowners.



Revsed 19/17/10



DINING AREA PROPOSED ACTUAL LOAD = 140 PEOPLE BACK OF HOUSE PROPOSED ACTUAL LOAD - 20 PEOPLE

1/16" = 1'-0"

PROPOSED LAYOUT ABOVE IS SCHEMATIC AND SUBJECT TO PURTHER CHANGE.

> EXISTING OF # 0450 BF BACK OF HOUSE (HATCHED AREA) = 3100 SF (48%) SEATING AREA & TAKE AWAY = 3350 SF (52%)

Description

SCHEMATIC PLAN Bregget number Cale Danie by Checkes by

#### **Ann Horowitz**

From:

David Chamowitz <dchamowitz@chamlaw.com>

Sent:

Friday, September 30, 2016 10:14 AM

To:

Ann Horowitz

Subject:

RE: 1400 Duke Street



Hi Ann,

According to Delta Bridge's most recent lease, which they negotiated and signed with the previous owner of the property, they occupy 14,500 square feet. As I think we've discussed, that lease allocates 18 parking spaces to them.

I'll have the floorplan revised and get it over to you as soon as I receive it.

---Dave

David L. Chamowitz Chamowitz & Chamowitz, P.C. 118 N. Alfred St. Alexandria, VA 22314 (703) 548-0110 phone (703) 836-8857 fax dchamowitz@chamlaw.com

From: Ann Horowitz [ann.horowitz@alexandriava.gov]

Sent: Thursday, September 29, 2016 5:52 PM

To: David Chamowitz Subject: 1400 Duke Street

David,

Could you send me the square footage that Delta Bridge has at 1400 Duke Street as soon as possible? The SUP parking analysis cannot be done without it.

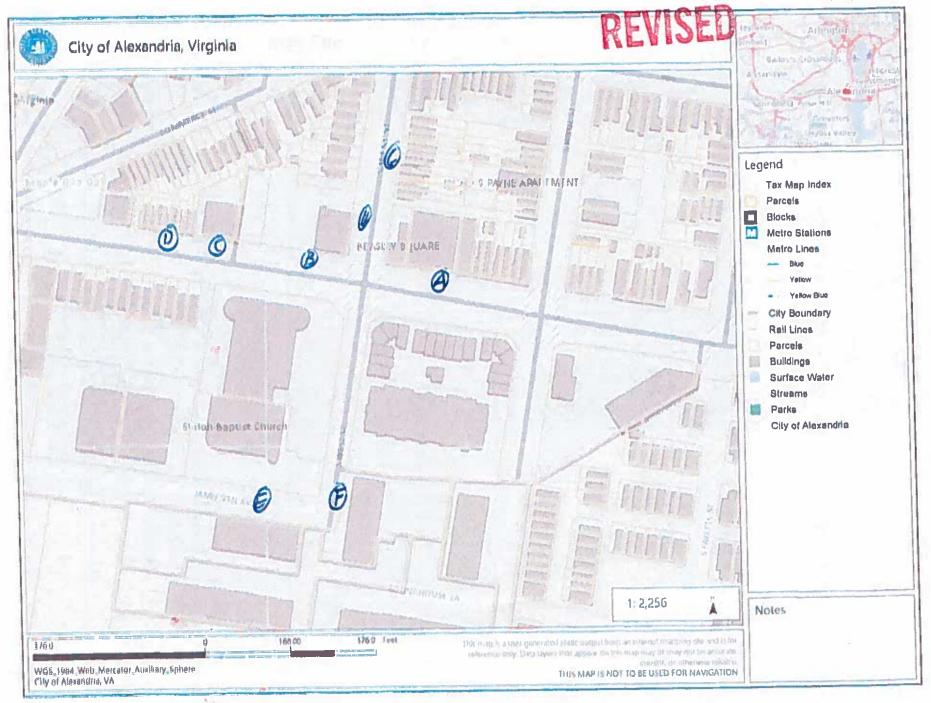
Also, please revise the floor plan as it does not show 140 seats.

Thank you.

Ann

Urban Planner
City of Alexandria
Department of Planning and Zoning
Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Phone: 703-746-3821

Phone: 703-740-382. Fax: 703-838-6393



#### **Ann Horowitz**

From:

David Chamowitz <dchamowitz@chamlaw.com>

Sent:

Wednesday, September 21, 2016 12:42 PM

To:

Ann Horowitz

Subject:

RE: 1400 Duke St

Attachments:

GIS Map of Avail Street Parking 09202016.pdf



Hi Ann,

As mentioned in the Parking Management Plan, the Applicant's associated entities in the Roundhouse Square complex have many parking spaces available during off-hours of their daycare centers. I believe you have a diagram provided by others. None of these parking spaces are obligated pursuant to any lease. I understand there is an informal swap arrangement between these entities and the Shiloh Baptist Church, but if the City were to require that the current Applicant provide more parking than it is able to do on its own site, the arrangement can be terminated in order to satisfy these regulations. This would not be our preference.

Since many of the Applicant's restaurant patrons are expected to be employees of the various Roundhouse Square businesses, nearby office buildings to the west, and perhaps clients of the Applicant's associated entities' daycare operations, those patrons would walk to the restaurant and not need set-aside parking.

I have made my best efforts to count the available street parking spaces nearby, and created the attached diagram. Since most street spaces are not striped or individually-metered anymore, these are estimates, although by and large supported by my visiting the area to count any cars present as well as sizing up the spaces using a rather long pickup truck. As indicated on the diagram:

- A) 8 parking spaces on the westbound 1300 Block of Duke Street
- B) 2 handicapped spaces on the westbound 1400 Block of Duke Street
- C) 4 spaces unrestricted between 4pm and 8am on the westbound 1400 Block of Duke Street
- D) 5 spaces on the westbound 1400 Block of Duke Street
- E) 26 spaces on the eastbound 1400 Block of Jamieson Avenue
- F) 4 spaces on the northbound 300 Block of S. West Street
- G) 16 spaces on the northbound 200 Block of S. West Street
- H) 7 spaces on the southbound 200 Block of S. West Street

We would be happy to provide any additional information requested as the application is processed. Thank you,

--Dave

David L. Chamowitz Chamowitz & Chamowitz, P.C. 118 N. Alfred St. Alexandria, VA 22314 (703) 548-0110 phone (703) 836-8857 fax dchamowitz@chamlaw.com

From: Ann Horowitz [ann.horowitz@alexandriava.gov]

Sent: Friday, September 16, 2016 11:22 AM

To: David Chamowitz Subject: RE: 1400 Duke St

Dave.

We will need more information for the parking management plan. Please indicate the number of on-street spaces near the restaurant. Please provide a justification as to why the applicant will rarely use 28 spaces. Also, what would the applicant do to mitigate effects? For example, provide parking and mass transit subsidies for employees?

To be considered for the parking reduction, the spaces at Roundhouse Square require further information. Many of these are already accounted for under a lease agreement with Shiloh Baptist for evenings and weekends. If you wanted to consider spaces here during the day, you would need to provide us with the uses at Roundhouse Square and square footage for each. We will use this info to determine if parking spaces are available. If spaces exist, then you would need to provide a lease agreement for the use of these spaces.

Please provide a revision to this plan no later than September 21.

SUP2016-0041 Revised 10/17/2016

Thank you.

Ann

From: David Chamowitz [mailto:dchamowitz@chamlaw.com]

Sent: Wednesday, September 14, 2016 2:52 PM

To: Ann Horowitz Subject: 1400 Duke St

Hey Ann,

Attached are the revised pages, labeled as Revised 9/14/16. I can bring originals if you need them.

Delta Bridge has 18 allocated parking spots. I didn't realize this during our meeting, but they are indicated on the diagram I submitted with the application. There are 16 spaces (8+8) on the east side of the building at the southern end, and 2 spaces on the west side. They're pointed out by arrows from the words "X parking spaces for existing tenant."

I'm still working on Delta Bridge's square footage and use, and will get back to you tomorrow.

--Dave

David L. Chamowitz
Chamowitz & Chamowitz, P.C.
118 N. Alfred St.
Alexandria, VA 22314
(703) 548-0110 phone
(703) 836-8857 fax
dchamowitz@chamlaw.com

**From:** Ann Horowitz [ann.horowitz@alexandriava.gov] **Sent:** Wednesday, September 14, 2016 11:40 AM

To: David Chamowitz

Subject: RE: quick question

Dave.

The SUP is attached.

Regarding 1400 Duke Street, Delta Bridge is an office use according to our records. Please let me know the square footage so we can calculate the parking requirement. Also, I will need the revisions for this application by the end of the day to provide time for department and community comments in preparation for the November hearings. At this point,

From: Ann Horowitz

Sent: Monday, November 21, 2016 4:22 PM

**To:** Kristen Walentisch **Subject:** FW: 1400 Duke Update

Please include this in the materials for the 1400 Duke Street SUP.

**From:** David Chamowitz [mailto:dchamowitz@chamlaw.com]

**Sent:** Monday, November 21, 2016 12:41 PM

**To:** Ann Horowitz

Subject: 1400 Duke Update

Hi Ann,

As you are aware, and on the recommendation of the Planning Commission, Jerry Pnevmatikatos and I met with three representatives of the Shiloh Baptist Church and their lawyer, Jonathan Rak, regarding the application for a restaurant Special Use Permit at 1400 Duke Street. As a result of that meeting, I have the following to report.

For the record, of course, the Applicant for the restaurant SUP is J&S Restaurant, LLC, and the application site is solely a portion of the premises at 1400 Duke Street. But, as you know, Jerry owns and controls several other properties in the immediate vicinity.

- 1) Despite his disappointment with the Church's opposition to the application, Jerry will continue allowing the Church to use 60 spaces at the daycare center across the parking lot at 1412 and 1416 Duke, as he has for several years. In fact, if the Church provides a written agreement to formalize the current verbal arrangement, Jerry will review it.
- 2) Until the restaurant opens, the Church may use the parking spaces controlled by the Applicant at 1400 Duke that are available and not otherwise occupied by construction vehicles or others.
- 3) In order to alleviate the Church's concerns about the diner becoming a "nightclub", the Applicant will withdraw its request for live entertainment.

Ultimately, this application must be judged on its merits and an assessment of urban planning principles, not the subjective views of any individual neighbor, or based on property rights considerations. On that basis, we appreciated your and your department's analysis and professional opinion in having made a recommendation of approval of the application.
Thank you,
Dave
David L. Chamowitz
Chamowitz & Chamowitz, P.C.
118 N. Alfred St.
Alexandria, VA 22314
(703) 548-0110 phone
(703) 836-8857 fax
dchamowitz@chamlaw.com

4) Unfortunately, the Applicant cannot remove its request for alcohol, or permit the Church to use the restaurant's parking once the restaurant opens, since it is the Applicant's goal and the goal of every small business to be successful enough to need it.

From: Ann Horowitz

Sent: Monday, November 21, 2016 4:21 PM

**To:** Kristen Walentisch

**Subject:** FW: 1400 Duke Street SUP meeting summary

#### Please add to this to the materials for the 1400 Duke Street SUP

**From:** Griffith, Janet Fleck [mailto:JGriffith@mcquirewoods.com]

Sent: Monday, November 21, 2016 9:28 AM

**To:** Ann Horowitz **Cc:** Rak, Jonathan P.

**Subject:** Re: 1400 Duke Street SUP meeting summary

Hi Ann,

Below is Jonathan's recap of the meeting with Jerry.

David Chamowitz invited us to meet with him and Jerry Pnevmatikatos at his office on November 16. Rev. Heatley, Helen Dortch and Carolyn Williams attended with me. David welcomed us to the meeting and asked what we would like to propose. The Shiloh representatives explained their concerns about alcohol, parking, traffic, etc., but neither David nor Jerry offered any limitations on their proposal. Rev. Heatley asked whether they could offer any cooperation on parking, such as allowing Shiloh members to use some of the Delta Bridge spaces on weekends or evenings. Jerry replied that once the restaurant opens he will not allow any church parking on his spaces. In response to Carolyn's question, he clarified that the church can use the "Bluebird" spaces for which they have a written license agreement. Carolyn explained that they did not have Jerry's signature on the agreement. Jerry replied that it doesn't matter because the agreement is only month to month. David said that they will enforce the parking signs by towing restaurant patrons who park in church spaces. Jerry clarified this statement by adding "and vice versa". When it was clear that David and Jerry were not offering any compromises or revisions to their application, the Shiloh reps ended the meeting.

Please let me know if you need anything more.

Janet

Sent from my iPhone



November 14, 2016

Mary Lyman, Chair & Members of the Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

#### **Dear Planning Commission:**

I am opposed to the establishment of a restaurant facility at 1400 Duke Street, SUP #2016-0041, because of the adverse effect a restaurant would have on public health and general welfare. Specifically, locating a restaurant at the proposed location will **attract rodents** to the adjacent buildings as well as attract and expand the rodent population in nearby residential neighborhood and commercial buildings.

The property at 1400 Duke Street does not have an alley. Therefore, there is no way to unobtrusively make deliveries to that site. Additionally, no alley-way means there is no place to locate garbage or trash receptacles accept in what is now a parking lot shared by Shiloh Baptist Church, a day care facility and other smaller businesses. Moreover, without an alley, there is no place for the collection of garbage. Because of proximity to storm drains, the smell of food and garbage will surely attract rodents to the parking lots and adjacent and parallel buildings including the day care facility. Since there is no alley, an increased rodent population means rats would scammer around the parking lot and establish nests inside buildings currently located on the parking lot. Rats would then become more visible on the three streets (no alley) which buttress the 1400 Duke St. property (Duke, West and Jamieson). The residential neighborhood would then also surely experience increases in rodent activity because garbage receptacles are located on those properties.

In the past 16 months or so, broadcast, and other news media, have reported evidence that locating restaurants in residential communities causes widespread, uncontrollable rodent problems. For example, fox5dc has reported stories about the "rat problem" in DC's Dupont Circle and DC's H Street – "Residents see surge in rats infesting their neighborhood by H Street corridor," Marraco, M. Fox 5, (December, 2015), <a href="http://www.fox5dc.com/news/local-news/56724940-story">http://www.fox5dc.com/news/local-news/56724940-story</a> and on Capitol Hill, "Residents struggling with increase of rats with growth of restaurants, bars in Barracks Row," Marraco, M. (2015, December) <a href="http://www.fox5dc.com/news/local-news/60445187-story">http://www.fox5dc.com/news/local-news/60445187-story</a> McCabe (2006) described failed attempts to control the proliferating rat population in

Dupont Circle because rats were "dining on overstuffed restaurant trash bins." As noted by the recent closure of Dupont Circle's Luna Restaurant, rodent excrement and feces can also contaminate restaurants internally creating in-hygienic conditions (Ramonas, 2016).

As a community-gardener, I have learned the meaning of the economic idiom, "Supply creates its own Demand." Whether intentional or unintentional, whenever fellow gardeners or I have created habitat-like structures, critters have come to inhabit those structures. For example, planting watermelons and squashes invited voles; leaving piles of weeds invited voles which overran the garden; digging weeds which disturbs worms invites birds which walk around your plot eating worms; storing large tree-limbs and branches created hiding places which invited rats. A hawk/raven now lives above the garden in the trees because of the rodent population on the ground. Neither of the described actions was undertaken to intentionally attract rodents; however, attract rodents we did because--"supply creates its own demand."

In the case of the proposed 1400 Duke Street restaurant, although the neighborhood may not currently complain of a rodent problem, establishing a consistent supply of food (restaurant cooking, garbage and trash) will certainly increase the population of rodents demanding food. Because of the connection between the proposed restaurant's activity and the likely rodent problem that will result, I oppose the licensing of a restaurant or any such eating establishing at the corner of Duke and West Streets. and humbly ask that Members of the Planning Commission vote against SUP #2016-0041.

Respectfully submitted,

/Sharron L. Terrell/

Sharron L. Terrell, PhD Member, Shiloh Baptist Church Alexandria Virginia

#### References

Marraco, M. (2015, December 9). "Residents see surge in rats infesting their neighborhood by H Street corridor." Fox5dc. Retrieved from <a href="http://www.fox5dc.com/news/local-news/56724940-story">http://www.fox5dc.com/news/local-news/56724940-story</a>

\_\_\_\_\_\_. (2015, December 22). "Residents struggling with increase of rats with growth of restaurants, bars in Barracks Row." Fox5dc. Retrieved from <a href="http://www.fox5dc.com/news/local-news/60445187-story">http://www.fox5dc.com/news/local-news/60445187-story</a>

McCabe, S. (2016, October 9). "Rats return to Dupont Circle." The Washington Examiner. Retrieved from <a href="http://www.washingtonexaminer.com/rats-return-to-dupont-circle/article/86874">http://www.washingtonexaminer.com/rats-return-to-dupont-circle/article/86874</a>

Ramonas, A. (2016, January 6). "Rodent Feces Helped Trigger Dupont Diner Closure." Borderstan. Retrieved from <a href="https://www.borderstan.com/2016/01/06/rodent-feces-helped-trigger-dupont-diner-closure-doh-says/">https://www.borderstan.com/2016/01/06/rodent-feces-helped-trigger-dupont-diner-closure-doh-says/</a>

# Proposed Restaurant / Bar at 1400 Duke

#### Pryor, Mark L. <MLPryor@Venable.com>

Tue 11/15/2016 6:55 AM

To:PlanComm <PlanComm@alexandriava.gov>;

Cc:joipryor@sbcglobal.net <joipryor@sbcglobal.net>;

I am at 1316 Duke, in *The Duke* Townhouses. Based on what I understand about the proposed restaurant & bar, these are my concerns:

- 1. The property is adjacent to a Baptist Church. This is a historic congregation and is important to the identity of Old Town and to Alexandria, generally. The serving of alcohol, being open 7 days a week, live music and even late-night hours are inconsistent with their values. The city and proprietors should meet with the church leaders and work through their concerns. My understanding is that they are not comfortable with the application and purpose for the project.
- 2. I personally have concerns about noise and activity. As I understand the application, it will allow the proprietors to open at 5:30 a.m. and close at 11 (I had also heard 1 a.m., but the website indicates 11), offer live music, serve alcohol, and have a certain number of parking spots. This will greatly increase the traffic and congestion on West. The combination of live music and alcohol is troubling since it brings to mind loud and rambunctious behavior in the parking lot and on the sidewalks heading to and from 1400 – including the sidewalk in front our townhouse.
- 3. Once the permit is issued, the neighbors are stuck with it. I do not know the proprietors seeking the permit and I do not know their business reputation, so I am not trying to impugn anyone's character, but if things there turn out worse than promised, do we really have any recourse? Can the restaurant control how loud the customers are outside of the building? Not really. Under the city's ordinances and process, what controls do you have on the type and volume of music? Can you yank the permit if the establishment turns out to be more rowdy than expected? I don't see how once you have given them permission and they have invested the money.

Under the circumstances, I oppose the permit for 1400 Duke.

Senator Mark L. Pryor | Venable LLP t 202.344.4572 | f 202.344.8300 | m 501.786.4488 575 7th Street, NW, Washington, DC 20004

MLPryor@Venable.com | www.Venable.com

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# CITY OF ALEXANDRIA SERVICE REQUEST

Planning & Zoning - Inqs, Compliments

10/28/2016

SUP2016-0041 Additional Materials

REQUESTID: 107696 PRIORITY: 3

PROBLEMCODE: PZ\_FEEDBACK SUBMITTO: WALENTISCH, KRISTEN

**DESCRIPTION:** Planning & Zoning - Inqs, Complim INITIATEDBY: API, SR

PROBADDRESS: PRJCOMPLETEDATE: 11/04/2016

**DATETIMEINIT:** 10/28/2016

#### CALLER(S) INFORMATION:

**CELLPHONE** 

FIRSTNAME ROSA HOMEPHONE 703-549-2931

LASTNAME BYRD WORKPHONE

**ADDRESS** 

EMAIL REBYRD@COMCAST.NET

**CELL PHONE** 

QUESTION: ANSWER:

#### **COMMENTS:**

By API, SR: 10/28/2016 10:32:39 AM

This is a "public" request. Information may be provided to anyone who requests it.

By API, SR: 10/28/2016 10:32:39 AM

Good Morning,

My concerns are directed to Wednesday, November 1, 2016 Planning Docket Item #3 regarding J & S Restaurant 1400 Duke Street and its negative impact on Shiloh Baptist Church. The sale of alcohol is in conflict with the goals and missions set forth by the day care and Shiloh Baptist Church. The proposed reduction of 10 parking spaces along with the proposed hours of operation will definitely impact our weekly activities and Sunday services.

I enjoy living in the City of Alexandria, VA and have been doing so for more that fifty years. Contributing greatly to this enjoyment is my belief that Alexandria City's government truly cares about the quality of life for all of its residents. Being a 25 year member of the historic Shiloh Baptist Church contributes greatly not only my spiritual growth but also to my sense of responsibility to participate and volunteer in my hometown. Shiloh Baptist Church leaders and members are proud of it's Beasley Square Affordable Senior Housing, Food Share Program may other services to the City of Alexandria. Thanking you in advance for your positive efforts to help us maintain the quality of life and service at Shiloh Baptist Church.

## SUP #2016-0041 J & S Restaurant

### pclm7@cox.net

Thu 10/27/2016 3:28 PM

To:PlanComm < PlanComm@alexandriava.gov >;

The permit of operation given to J&S Restaurant would change the neighborhood quietness with increase traffic, parking would be limited except for spaces used by Shiloh Baptist Church. There is a Senior Resident located close to this area which may be a safety problem as they move around the quiet area. Please consider these concerns as you vote.

Thank you Anita P. Coleman

#### REV. DR. BARBARA S. WALLACE, ASSOCIATE PASTOR CHRISTIAN EDUCATION

(ch)703-683-8725 (c) 703-304-1514 bobiwallace@shilohbc.org Shiloh Baptist Church 1429 Duke Street Alexandria, VA 22314 October 22, 2016

Ms. Mary Lyman, Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314





I am writing to you for the purpose of addressing how the operation of a restaurant in the space of 1400 Duke Street, Alexandria, VA 22314 would pose a severe hardship and possible victimization upon vulnerable members of the Shiloh Baptist Church and its children and senior citizen's services. As Associate Pastor for Christian Education at Shiloh, members of the various ministries including children and nursery activities and events, to include senior citizens activities and events are scheduled in the Worship Center throughout the week at 1400 Jamieson Street, Alexandria, VA 22314 which would place our children and quite possibly our senior citizens in harms way of a potential driver leaving the restaurant under the influence of alcohol. First and foremost this use would be incompatible with the daycare and church given that the restaurant will serve alcohol during the day at which times the daycare would be in operation and during the evening when the church normally has children rehearsals for plays and preparing for their leading of church worship at the Worship Center directly behind the purposed restaurant on specified Sundays throughout the year. Having worked as an Federal Bureau of Investigation Special Agent for 21 years in which part of that service was coordinating a pedophile task force; having a restaurant serving alcohol at various times of the day in such close proximity would increase the likelihood that our children and the children of the daycare could be placed in danger of being sexually victimized or abducted. As we all know, individuals who have been drinking can be pre-disposed to such tendencies toward committing crimes which they would not ordinarily commit without the influence alcohol. In addition, it poses an increased risk of a child being hit by a car from a driver under the influence of alcohol operating a vehicle when children are at the daycare or are on the Shiloh Baptist Church campus trying to get to rehearsal or practice during week day evenings and/or on Sundays while in route to various Worship Services.

Second, the location of 1400 Duke Street in Alexandria, VA is not a restaurant and/or retail area of Old Town therefore a restaurant is out of place and is impractical in this location. There only exist a majority of residences, non-profits, senior housing, cemeteries, and physicians offices located in the surrounding area of the church.

Third, the restaurant would negatively impact parking of church members since the restaurant would be operating during peak hours for the church, i.e., Sunday Services, Monday through Friday day funerals and evening practices/services and Saturday activities and Saturday afternoon and evening programs and events.

I sincerely urge you not to approve the owners' request to operate a restaurant with or without bar facilities and/or alcohol service as it will truly lead to a deterioration of the immediate and surrounding community and cause immediate danger to our children, youth, and senior citizens and their services, as well as, a severe hinderance for Shiloh church members and visitors in their quest to park in order to obtain spiritual fulfillment of their souls daily and weekly through Shiloh Baptist Church related programs, events, practices, training, and services.

Sincerely yours,

Rev. Dr. Barbara S. Wallace

FBI-Retired - 2005

Associate Pastor, Christian Education

Shiloh Baptist Church



October 27, 2016

Mary Lyman, Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, Virginia 22314

Dear Mrs. Lyman:

I am writing to express my disapproval for the Special Use Permit (SUP) #2016-0041. This SUP is for a restaurant at 1400 Duke Street approximately within 300 feet of our worship center located at 1401 Jamieson Avenue. I vehemently oppose the approval of this SUP for certain reasons.

In regards to parking, this restaurant will cause congestion to an already contiguous parking situation for the property owners of Roundhouse Square and my church. Even with signage, it will virtually be impossible to monitor parking during peak hours of Sunday morning, Tuesday evening as well as funerals that may occur any day of the week. The density of traffic could prove to be detrimental to our worship attendance. Unfortunately, when parking is not convenient or is confusing for parishioners, they do not attend church.

Moreover, the promotion and retail of alcoholic beverages could prove to be harmful and damaging to our parishioners and children of the daycare centers. The parking lot at Roundhouse Square is a shared space. Parents and children are often walking in the parking lot without any security. A restaurant that offers alcohol encourages intoxication of patrons who will frequent this area during hours when parents and children are present. Live entertainment in conjunction with alcoholic consumption turns this restaurant into a "night-club" or "bar," that will be near of our church.

Most importantly, according to section § 4.1-222 of the Virginia ABC Commission:

1429 Duke Street, Alexandria, VA 22314 Phone: (703) 683-4573. Fax: (703) 683-8736 <u>www.shiloh-bc.org</u>



No alcohol license can be granted when the establishment Is so located with respect to any church; synagogue; hospital; public, private or parochial school, college or university; public or private playground or other similar recreational facilities; or any state, local or federal government-operated facility, that the operation of such place under such license will adversely affect or interfere with the normal, orderly conduct of the affairs of such facilities or institutions.

How can you justify approving an SUP that you know will defy the laws of the Commonwealth of Virginia?

Furthermore, a restaurant in this area is inconsistent with the use of most establishments around 1400 Duke Street. The corner of Duke and West is not in the retail or restaurant area on Old Town Alexandria as this area mostly consists of office, institutional and residential areas.

I pray that you seriously consider the concerns I raise. As Pastor of Shiloh Baptist Church the approval of this SUP will adversely affect the life, culture and climate around our church. As a concerned citizen of Alexandria, I hope that you will see the moral impact this approval will have on neighboring institutions namely the proximity of children to a place that retails alcoholic beverages each weekday.

I look forward to seeing you at the hearing on Tuesday, November 1st.

Sincerely,

Pastor Taft Quincey Heatley

1429 Duke Street, Alexandria, VA 22314 Phone: (703) 683-4573. Fax: (703) 683-8736 www.shiloh-bc.org Mr. & Mrs. Gary Adams 6072 Heatherwood Drive Alexandria, VA 22310 703-888-3323

October 27, 2016

Mary Lyman, Chair and Members of the Planning Commission City of Alexandria 301 King St. Suite 2100 Alexandria, VA 22314

Dear Ms. Lyman and Members of the Planning Commission,

This letter is written to express concern regarding a recent petition before you to grant a special use permit to J & S Restaurant for a restaurant and parking reduction at 1400 Duke St. Alexandria, VA.

We are members of Shiloh Baptist Church of Alexandria, which is located directly next door to the building where the aforementioned restaurant and bar plans to operate. The establishment of a restaurant potentially serving alcohol, sharing the same parking area and operating during the same hours and late into the evening seems quite incompatible with the operation of a House of Worship and daycare center. The church and daycare are co-located on the property seeking the license and we fear this type of business will ultimately have a negative impact on the safety and well-being of the members of the church as well as children, parents and employees of the daycare.

This establishment may discourage attendance for evening services, church activities as well as Sunday worship and could possibly discourage new members. In addition, the operation of a restaurant with a bar will be detrimental to parking in this area since it will operate during peak hours for the Church. Considering the fact that the requestor has asked for a reduction in the number of required parking spaces from 35 to 28 further highlights the unsuitability of this location for such a business.

While we fully embrace free enterprise and the spirit of entrepreneurship, potential business operators must bear in mind the impact, good and bad on the neighbors as well as those they serve by the operation of the establishment. A responsible business owner makes every effort to support, embrace and work within the surrounding landscape of the community and be mindful of other established organizations that may be impacted by their activities. There are many open spaces along King St. and throughout Old Town that would be better served and well suited for a restaurant and bar. The granting of a license to operate at this location will do a great disservice to the members of Shiloh, the families of the daycare and the community at large by diminishing the beauty, historical importance and spiritual fulfilment of those that are currently served there.

For the past 153 years, Shiloh has shared in the great history that is Alexandria. It's historical significance, prominent location, and high visibility is something that Alexandria can be very proud of. Members attending Shiloh from within and outside of the Alexandria area bring commerce, community involvement, and prominence to this city. As Alexandria residents and members of Shiloh Baptist Church for the past nine years we feel it is imperative that we safeguard the area surrounding this great church.

Compelling factors such as its history, location within Alexandria, easy access and abundance of parking were some of the factors that helped guide us to the decision to become a part of Shiloh Church.

We trust that you will help us preserve and protect what is not only Shiloh's but Alexandria's by safeguarding its citizens, assets and community at large.

Respectfully,

# Gary and Susan Adams

cc: Reverend Taft Q. Heatley, Sr. Pastor, Shiloh Baptist Church

# Special Use Permit (SUP) 2016-0041

SUP2016-0041 Additional Materials

Mon 10/31/2016 5:04 AM

To:PlanComm < PlanComm@alexandriava.gov >;

Dear Mary Lyman, Chair and Members of Planning Commission

I writing to express my concerns regarding have a restaurant in the building with our church, Shiloh Baptist. The Parking spaces contiguous and shared by Shiloh, the church and the restaurant will be in operation during the same hours. An already congested parking area will be even more congested and unsafe for members walking to and from their cars.

We urge you to consider the adverse impact of having a restaurant with 140 people, which serves alcohol and has live entertainment will have on our church's ability to conduct the normal and orderly services of the church. This will become a public safety issue and security will be required to monitor the traffic to ensure the safety of our members.

Thank you so much for your consideration.

Helen Dortch

Chair of the Trustee Ministry

# November 1, 2016 docket item: 1400 Duke Street

#### Lillian Patterson < lylpat@gmail.com>

Sat 10/22/2016 12:57 PM

To:PlanComm <PlanComm@alexandriava.gov>;

#### Dear Planning Commissioners,

1400 Duke Street is a long building that stretches from Duke to Jamison along West Street. Our Shiloh Worship Center is at the rear of the building facing Jamison. While we had a contract pending,

the owner sold the front, Duke St, for a restaurant with a bar. For several years were had a lease/purchase agreement. Our original church, Shiloh Baptist, (the Historic Sanctuary used almost daily)

is on one corner is Duke and West, Beasley Square Senior Housing is on one corner, residential housing is on the other. There are residences, child care centers and offices in the blocks that spread out

from that corner. A restaurant is out of character and out of place for this neighborhood and I strongly oppose this business' location and ask you to reject this request.

This is my church and we need you to reject this restaurant with bar location at/by our church. I am the church historian and I have been a member of Shiloh for more than 75 years.

On behalf of our church family, I thank you most sincerely for your consideration. Lillian Stanton Patterson Shiloh Church Historian 703-578-0632

Maurice Smith 5250 Valley Forge Dr Alexandria, VA 22304

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314



Re: Special Use Permit (SUP) 2016-041

#### Dear Planning Commission:

I am writing this letter because I respectfully disagree with the proposed location of the J & S restaurant. A restaurant that opens till 12 am, serves alcohol, and provides live music is a night club. Night clubs may create problems such as disorderly conduct, fights, loitering, and excessive trash. These problems are not conducive to a church or nursery. I hope the J & S restaurant has success in Alexandria, but I kind fully insist a better location for entertaining customers.

Sincerely,

Maurice Smith

# 1400 Duke Street restaurant SUP

SUP2016-0041 Additional Materials

#### gloria sitton <gloriasitton@gmail.com>

Mon 10/31/2016 7:34 PM

To:PlanComm <PlanComm@alexandriava.gov>;

To the Members of the Planning Commission:

I am writing to request a denial of the SUP for the restaurant proposed for 1400 Duke Street.

The request is not compatible with the surrounding businesses and would be in direct conflict with Shiloh Baptist Church, which will be sharing the building with the proposed restaurant if approved.

Parking comes at a premium in Old Town Alexandria and the restaurant would be in competition throughout the week with the businesses located in the Roundhouse Square office park and in particularly with Shiloh Baptist Church, during Sunday services and any other times there are activities. While the staff report highlights the community spaces (those along Duke Street and those on Jamieson Avenue) that would available to patrons, the report fails to account for the fact that those spaces are not solely for the use of the business and are currently heavily in use most days and times throughout the week. Those spaces are for the community at large.

The restaurant is requesting permission to sell alcohol onsite. It should be noted that in addition to sharing the space with Shiloh Baptist Church--a faith community, there is a daycare center located in Roundhouse Square that is used by many families in the community. Many of those families are pedestrians with small children. Should a patron the restaurant (which is open going to be open 5:30am- 12 midnight, seven days a week) intoxicated and harm a parishioner or a child, the consequences could be disastrous.

The applicant is requesting deliveries at all times during the day and trash pickup three times a week. This would occur in the parking lot (already impacted by increased traffic and usage) and at the corner of Duke and West Streets. This intersection is already congested and hard to negotiate during the day. Increased activity will only exacerbate those traffic issues.

There is also a request in the application for the option to include live entertainment at a later date. Not sure how a church and club (essentially) exists in the same space. There will also be increased trash (which could attract rodents, no matter how much cleaning is done) and smells impacting the surrounding environment.

I understand the importance of fostering business and being a City that is open and welcoming to commerce and small business in all forms. It is necessary for the financial health of the City. But what about the moral health and the character of this community.? Are all the needs of everyone in balance? Are all types of businesses, and institutions treated fairly and equitable in the community? I looked at the Alexandria Vision 2015 statement, which says the following, "Alexandria 2015 is a vibrant, diverse, historic, and beautiful city with unique neighborhoods and multiple urban villages where we take pride in our community. " The City's Strategic Plan speaks in multiple places about being vibrant and inclusive and safe and secure. Does this request meet the standards of the vision statement? Would approval be in alignment with what the City says it would like to be? This statement is the touchstone for giving approval.

In closing, it is time for the City to provide the community with clarity on what the community in the vision looks like and includes. It is time to have the hard conversations and state in detail what the strategic plan vision truly means. Then everyone can be sure what is important to this community.

Thank you for your consideration of my opinion on this matter.

Sincerely,

Gloria Sitton Member, Shiloh Baptist Church City of Alexandria resident

# SUP2016-00041

SUP2016-0041 Additional Materials

#### Myra Addison <mirasews@aol.com>

Mon 10/31/2016 9:06 PM

To: PlanComm < PlanComm@alexandriava.gov>;

I am writing this email in opposition of SUP2016-00041.

As a long time member of Shiloh Baptist Church located at 1401 Jamieson Avenue, Alexandria, it is my belief that a restaurant opening at 1400 Duke Street would have a grave affect on parking for the members, visitors and the community and, does not present a positive atmosphere for the surrounding businesses and residents.

J & S Restaurant, LLC has proposed to operate a restaurant seating up 140 patrons, hours and days of operation which would greatly hinder parking for activities taking place at Shiloh, to include funerals, weddings, community involvement programs, etc., as well as our regular Sunday services.

The restaurant hours and days of operation do not offer any relief that would help this parking situation. The serving of alcohol so close to Shiloh is also a great concern. Members and children may be subjected to unsuitable behavior of over indulging patrons of the restaurant.

I, therefore ask that the approval of SUP2016-00041 not be granted.

Sincerely

Myra Addison 8204 Aspen Glen Ct Alexandria, VA 22309 202-277-1191

Sent from my iPad

# Special Use Permit #2016-0041 1400 Duke Street – J & S Restaurant

#### Salena Zellers <salena\_zellers@yahoo.com>

SUP2016-0041 Additional Materials

Tue 11/1/2016 10:30 AM

To:Ann Horowitz <ann.horowitz@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>; Mary Lyman <mlyman@mlpassociation.org>; Nathan Macek <natemacek@hotmail.com>; Stephen Koenig <swkoenig@icloud.com>; PlanComm <PlanComm@alexandriava.gov>; Melissa Mcmahon <m.e.b.mcmahon@gmail.com>; Maria Wasowski <mariawasowski@comcast.net>; mindylyle@comcast.net <mindylyle@comcast.net>; dwbapc@gmail.com <dwbapc@gmail.com>;

Cc:John Chapman <john.taylor.chapman@alexandriava.gov>; Justin Wilson <justin.wilson@alexandriava.gov>; Paul Smedberg <Paul.Smedberg@alexandriava.gov>; Allison Silberberg <allison.silberberg@alexandriava.gov>; delpepper@aol.com <delpepper@aol.com>; Timothy Lovain <timothy.lovain@alexandriava.gov>; Willie Bailey <willie.bailey@alexandriava.gov>; Mark Jinks <Mark.Jinks@alexandriava.gov>;

#### **Dear Planning Commissioners -**

I apologize for the lateness of this email. I had not planned on commenting on this item until I heard that there were many letters opposing alcohol sales at the restaurant because of its proximity to a church. I urge you to consider your decisions from a business perspective. I have participated in the opening of two restaurants and a retail business in the area and I've owned my own consulting firm for more than 20 years. Prohibiting alcohol sales at a restaurant will essentially render the restaurant unprofitable and the the business will not survive. I strongly believe that Alexandria needs to focus on its businesses and give them the tools to succeed rather than hindering their operations. Your discussion tonight surrounds a much larger picture that will frame the decisions of other potential restaurants and businesses that may want to open their doors in Alexandria in the future. These issues directly affect Alexandria's tax base and my humble opinion is that we need to be more business friendly. Feel free to contact me if I can be of any help.

Salena Zellers 1122 Madison Street

# 1400 Duke Street SUP

SUP2016-0041 Additional Materials

#### David Chamowitz <dchamowitz@chamlaw.com>

Mon 10/31/2016 5:05 PM

To:PlanComm <PlanComm@alexandriava.gov>;

Cc:Ann Horowitz <ann.horowitz@alexandriava.gov>; Alex Dambach <alex.dambach@alexandriava.gov>;

Dear Chairman Lyman and Members of the Planning Commission:

My name is David Chamowitz, and I'll be before you tomorrow night on Docket Item #3, a request for a Special Use Permit for a restaurant at 1400 Duke Street.

As you may be aware, Restaurant SUPs can be approved administratively for a property in the OCM-50 zone, and that was how we initially applied back in June. We understand the Shiloh Baptist Church objected, and P&Z Director Karl Moritz determined that the matter should go to hearing. We revised our application and resubmitted for a full SUP.

We are very pleased to have a Staff Report recommending approval of the application, and want to point out that we worked with Staff and voluntarily reduced the number of seats in the application from 140 to 114, which is the request before you now.

I am aware that there are still concerns among the members of the Church related to the service of alcohol in connection with a restaurant, and the request for a parking reduction.

First, to clarify the parking matter: While the Application involves a request for a parking reduction, it is in some sense a technical parking reduction, as opposed to a practical one. Of the 46 spaces in the parking lot on this parcel, the Applicant controls 28, which is .5 spaces (one half of a space) less than the Zoning Ordinance would require for our requested 114 seats. I understand that Planning & Zoning has a particular way of attributing spaces from a zoning perspective, but as a matter of actual availability, the Applicant's lease gives it and its customers the exclusive right to the 28 spaces shown on our application materials.

I would also point out that if this application were on the other side of Duke Street -- literally the other side of the centerline of the street - the restaurant would be totally exempt from having to provide any parking whatsoever, by virtue of being in the Central Business District under 8-300 of the Zoning Ordinance. There would be a zero space requirement. And we are providing 28 spaces.

Secondly, as to the proximity of other uses to the Church: Old Town is a dense, compact, urban area. It is the nature of the community here that different uses coexist. More specifically, if putting restaurants near churches and daycare centers is problematic, we in Alexandria have a great many problems on our hands.

Just to give a few examples.

Christ Church is a half block from from the heart of King Street, with countless restaurants nearby.

Washington Street United Methodist is even closer than that; Cosi used to serve alcohol one door away, and Nando's still does immediately adjacent to the rear of the WSUMC.

The Downtown Baptist Church is across the street from Society Faire.

Beulah Baptist Church is across the street on the same block as Trattoria da Franco.

The Shiloh Baptist Church, and of course the site of our application, are right now approximately a block and a half from LaPorta's, and maybe two blocks from Table Talk and O'Shaughnessy's Pub, which has been there for decades, formerly as the Laughing Lizard Lounge. All serve alcohol, for it is of course an unusual restaurant indeed which does not.

Jerry and Susan Pnevmatikatos themselves own a successful daycare center right in the Roundhouse Square complex, as well as two other office units there. They will be responsible for the operation of the restaurant, and obviously have vested interests in the manner in which it is run and the behavior of its customers.

We would ask for your recommendation of approval of our application. Please let me know if you have any concerns that I can address between now and the hearing, or indeed tomorrow night. I look forward to the opportunity.

--Dave

SUP2016-0041 Additional Materials

David L. Chamowitz Chamowitz & Chamowitz, P.C.

118 N. Alfred St. Alexandria, VA 22314 (703) 548-0110 phone (703) 836-8857 fax dchamowitz@chamlaw.com

#### IMPACTING MINISTRIES CHRISTIAN FELLOWSHIP

10/31/2016

City Of Alexandria Planning & Zoning Department 301 King Street Alexandria, VA 22314

Re: <u>J & S Restaurant</u>, <u>LLC</u>

<u>Docket Item #3</u>

<u>Special Use Permit #2016-0041</u>

1400 Duke Street

To All Parties Involved,

As the former "Executive Pastor" of Shiloh Baptist Church as assigned by the Sr. Pastor Rev. Dr. Lee A Earl, and approval by the governing board and church body during my tenure, please allow me to share the following:

The owner of J & S Restaurant, LLC is affectionately known as "Jerry", by those who have partnered and worked with him in the past. Jerry, has been a wonderful advocate for the church since our coming together during Jerry's acquisition of 346 Commerce St. The communication and relationship between us as neighbors grew immensely with the previous administration. We knew that working together would be an effective ingredient that would help all common goals and objectives by both. At that time our goals and objectives were no different, "Impacting Lives", "Empowering People" and "Investing/Developing in The Community" we both serve.

During one of the church's many initiatives to acquire 301 S. West, St in Alexandria (an industrial location) and to complete improvements for a new "Worship Center" (which I was tasked to lead), Jerry provided total support in many ways as a good neighbor would to partner in commonality for community development. I have no doubt, that the beliefs between the two entities may differ however, the principal goal to serve the community remain the same. Jerry stood on that principal and supported the church each time he was called upon to do so personally, publicly, and most of all financially.

What a wonderful opportunity this restaurant brings for everyone near it's suggested location. Jerry's request to serve alcohol to those who desire and believe in it at the legal age to consume, is no different than our ability to offer and serve God to those who desire and believe.

This new business proposition brings great potential for growth and success while providing options for all community residents and others that will be attracted to its proposed location. As a former residence of 223 S. West St. Alexandria for 4 years,

I too understand the need for additional dining options and would welcome this restaurant with open arms, just as The Shiloh Baptist Church received during our time in requesting an SUP (special use permit), to complete our new worship center in 2004-05.

I pray that this information is helpful in your decision-making process to have continued participation in the growing climate currently exhibited by the City.

Respectfully Submitted,

Rev. Tom Bolen

301-248-9644 Phone

301-248-9603 Fax

301.661,6369 Cell

Email: impactingministriesdmv@gmail.com

# Planning Commission



October 27, 2016

Mary Lyman, Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, Virginia 22314

Dear Mrs. Lyman:

I am writing to express my disapproval for the Special Use Permit (SUP) #2016-0041. This SUP is for a restaurant at 1400 Duke Street approximately within 300 feet of our worship center located at 1401 Jamieson Avenue. I vehemently oppose the approval of this SUP for certain reasons.

In regards to parking, this restaurant will cause congestion to an already contiguous parking situation for the property owners of Roundhouse Square and my church. Even with signage, it will virtually be impossible to monitor parking during peak hours of Sunday morning, Tuesday evening as well as funerals that may occur any day of the week. The density of traffic could prove to be detrimental to our worship attendance. Unfortunately, when parking is not convenient or is confusing for parishioners, they do not attend church.

Moreover, the promotion and retail of alcoholic beverages could prove to be harmful and damaging to our parishioners and children of the daycare centers. The parking lot at Roundhouse Square is a shared space. Parents and children are often walking in the parking lot without any security. A restaurant that offers alcohol encourages intoxication of patrons who will frequent this area during hours when parents and children are present. Live entertainment in conjunction with alcoholic consumption turns this restaurant into a "night-club" or "bar," that will be near of our church.

Most importantly, according to section § 4.1-222 of the Virginia ABC Commission:

1429 Duke Street, Alexandria, VA 22314 Phone: (703) 683-4573. Fax: (703) 683-8736 <u>www.shiloh-bc.org</u>

ONE CHURCH ADVANCING THE KINGDOM OF GOD



No alcohol license can be granted when the establishment Is so located with respect to any church; synagogue; hospital; public, private or parochial school, college or university; public or private playground or other similar recreational facilities; or any state, local or federal government-operated facility, that the operation of such place under such license will adversely affect or interfere with the normal, orderly conduct of the affairs of such facilities or institutions.

How can you justify approving an SUP that you know will defy the laws of the Commonwealth of Virginia?

Furthermore, a restaurant in this area is inconsistent with the use of most establishments around 1400 Duke Street. The corner of Duke and West is not in the retail or restaurant area on Old Town Alexandria as this area mostly consists of office, institutional and residential areas.

I pray that you seriously consider the concerns I raise. As Pastor of Shiloh Baptist Church the approval of this SUP will adversely affect the life, culture and climate around our church. As a concerned citizen of Alexandria, I hope that you will see the moral impact this approval will have on neighboring institutions namely the proximity of children to a place that retails alcoholic beverages each weekday.

I look forward to seeing you at the hearing on Tuesday, November 1st.

Sincerely,

Pastor Taft Ouincey Heatley

1429 Duke Street, Alexandria, VA 22314 Phone: (703) 683-4573. Fax: (703) 683-8736 <u>www.shiloh-bc.org</u>



Date: 10/30/16

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:
I am a member of Sheloh Beptist Church,
Alexandrea, Va. I strongly oppose the plans for
a restaurant in Clase proximity to our Church.
I oppose it for the following reasons:
1. It will have a negative inpact in our parking
for all church actimities.
2. I am opposed to the gentrefication of the registered
3. I an furful of the patrons under the influence
of alcohol. It is a safety issue for parishoners
Al would like you to take these factors in consideration.



Date: OCTOBER 30, 2016

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

I AM A MEMBER OF SHILOH BAPITST AND LIVE IN THE
ALEXANDRIA AREA. I AM CONCERN ABOUT A RESTAURANT
BEING PUT IN THIS AREA, NOT ONLY IS IT CLOSED TO
OUR CHURCH, BUT ALSO A DAYCARE CENTER WHERE BITHLDREW
ARE. I AM CONCERN BECAUSE THIS CHURCIL HAS BEEN A
PILLOW IN THE COMMUNITY FOR MORE THAN 150 YRS.
THIS SHOWS ME THAT IF YOU ALLOW A RESTAURANT TO BE
THERE WITH NIGHT LIFE AND ALCOHOL USE WILL RESULT
IN CRIME AND ROBBERY TO TAKE PLACE IN OUR
NEIGHBORHOOD WHICH WE DON'T NEED.
WHAT DOES IT PROFIT A CITY TO GAIN @ REVENUE
AND LOSE THE SOULS OF IT COMMUNITY.
THANK You
Will E. John SHILOH MEMBER.



Date: 10-30-2016
Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:
As A resident of Olexanders VA and A MEMBER OF Shilos
BAPHIST Church I Am Strongly Against A DB thomain I Gang
open. This will be downhay and not acceptable. This will
impact our children + our community i our whacking.
I recommend that you vote Against this planning,
WE DO NOT WIED this to happen.
Thank 160
Thank you
Ylanon A Jones
y with the same of



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:



Date: 300 + 16

Address: 5929 Dave Dr. Mey Va 22310
Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
clam not in garon of the restment money conto 1400 Duko St.  The drinking & driving w/ Children in the parking (ot is dangerous. Sufety is paramount. The 6:30 Am - midright, sever large a week negatively impacts the Shurch.  Cathy Philliption Carthy R. dick Brown



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission: Being 67



Date: 10-30-14
Address: 2705 Park Center Dr
Alex. Va 22302
Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
My name is Joshua Clarke
I attend George Washington Middle
School I spoke last year on
behalf of our school garden.
I am back to speak on behalf of
our church. We would like you
realize my church needs our parking
on Sunday. We need I need to
be able to come to church and
not about my safety.
Joshna Clarke



Date:
Address:
Mary Lyman, Chair &
Members of Planning Commission City of Alexandria
301 King Street, Suite 2100
Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
Dease devil allow their Restautant in our
Community Its Not a good edea, I can think
a the conditions and hour wood I well hut
Day Charab
Your Chara.

Kathy Denise Dixon 4709 Colonel Darnell Place Upper Marlboro, MD 20772

October 29, 2016

Mary Lyman, Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, Virginia 22314 PlanComm@alexandriava.gov

RE: Special Use Permit Application 1400 Duke Street

Dear Ms. Lyman

I am writing to express my concern regarding the application for a Special Use permit by the owner of 1400 Duke Street. As a member of the Shiloh Baptist Church, I am concerned that a bar/restaurant use serving alcohol is not conducive to the existing Worship Center use which is next door. The traffic will become problematic and the opportunity for carousing and ruckus behavior is almost guaranteed. I respectfully ask that the city consider denying the special use permit.

Respectfully,

athy Denise Dixon, AIA, NOMA, NCARB, LEED AP+, CDT,



Date: $\frac{10}{30}/16$
Hort Washington, MID 20744
-101/004/2000

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:
I humbly reguest that the Planning
Commission deny 54P 2016-004/. Appreral
of this SUP will cause preparable harm
to the members of Shiloh Baplest Church.
To the members of Shiloh Baptest Church. Shiloh is a historic Church that has
Derved Alexandrea and its citizens for more
than 150 years, The atmosphere of alchahof
and noise that the proposed restaurant
well produce a threatening environment to
our members that enclude senior citizens
and children.
Corpect Suller
TONI OF
Loex. Walke

# Ethel V. Nelson 600 South Payne Street Alexandria, Virginia 22314

October 24, 2016

Alexandria Planning Committee City of Alexandria, Virginia

Re: J & S Restaurant

To Whom It May Concern,

I have been member of Shiloh Baptist Church for over forty years and a resident of Alexandria and homeowner. My concern is the Restaurant that is to be at 1400 Duke Street. Shiloh Baptist Church has been in existence for one hundred and fifty three years, now to be concerned with J & S Restaurant on the corner of West & Duke streets serving alcoholic beverages and hours of operations from 5:30 am to 12 midnight, also parking concerns. It is my hope that you will reconsider and not grant permission for this

It is my hope that you will reconsider and not grant permission for this restaurant.

Sincerely, Thell. Telsa



Date: 10/30/16

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

teenager who grew up that having the restirant hav ne <u>drunk</u> peonle people in young hannel Semel ran thiz community DOS: 5.1 1-14 this resturant 0 also a day care Allowing area. killing due to drunk drived in want that

- Keyanna Williams

Charles H. Nelson, SR 600 South Payne Street Alexandria, Virginia

October 29, 2016

Planning Committee
City of Alexandria, Virginia

Greetings,

The American dream is to earn money to live well and enjoy life.

The subject of J & S Restaurant opening in the 1400 block of Duke Street. No problem with the restaurant but to serve alcoholic beverages next to the church and Nursery school for children , what does this say to me? Very disrespectful to God's place of worship, worshippers and to the Nursery school for children. The hours of operation from 5:30am to 12:00 midnight, why not open 24 hours? Parking is another problem now, and the Restaurant will add more problems to the situation.

I hope the planning commission will take into consideration the impact of the Nursery, church and neighborhood.

I was born at 224 South West Street, eighty five years ago and know the neighborhood very well, also a member of Shiloh Baptist Church for over fifty years and homeowner in the city of Alexandria.

Respectfully submitted,

That Ent. Nelean Sa.



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

I as a member of Shiloh Baptist Church have a serious concur about the restarant / barthut wants to open next door to our church. Not only were ut interfere with our church Services on Sunday and during the week; it wire also affect own already limited parking for the Size of our congregation. On establishment serving alchohol brings behavior that is not safe for our members especially children and snives and also for our snive living across the placet. That rely do I not feel this establishment is a good look for the daycare that is in operation daily during the week also.

In closing as a member of Ithin Baptist Church for bought and a prince of the city of alexandria I restlete upon the appears the opening of this restarant.



Date: Address: Marsha Felder 3406 Tinkers Branch Way Fort Washington, MO 20744 Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314 Re: Special Use Permit (SUP) 2016-0041 Dear Planning Commission:



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
I have a member of shilah bor many years  my children grew up in shilah. I am concerned  that a restaurant that some alchal would  be in smich close proximity to my granchildren  mut to mention those parkay which is always  challenged will be impacted even more.  I do not want this restment in my  church sphere
$N_{1,0} \setminus A \setminus A = -$



Date: Dctober 30,2016

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

As a long-term city of Alexandria
Resident and Shiloh member, I am
requesting that City Council do not allow
a new restaurant near a shurch or
day care center. It is my hope the
Coty will honor the reguest from Shiloh
to not allow a restaurant.
Respectfully,
Monica & McClendon
703-626-0621
524 Triadelphia Way
Alovandria, VA 22312



Date:
Address:
Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
As a member of Shilot I'm worried that delab at a right next poor to our church
would not be good for our children of
There are not enough parking spaces
and to compett with them is not good.
The hoise would take ceway from our
Jerrues.
7 M-TW
Shilah Bather Church
Menber.



Date:
Address:
Mary Lyman, Chair &
Members of Planning Commission City of Alexandria
301 King Street, Suite 2100
Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
as a manufe of Shelon, elin
Concernel about the somewilest
Since the second state of
of a restraint will athyled,
entertainment will discuss
the Banking of the Court
me seem we est see some
Olad 7 Lan
(53.0)
540



Date: Address:	
Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314	
Re: Special Use Permit (SUP) 2016-0041  Dear Planning Commission:  Please down led  to 1400 Duks  'S next door a  Loud noises It  For the Chu  Be Bade	the Mesturant come st. Because the Church and we don't want the will Be An Not good Irch, The Parks Would
	Droety Brown
	Shilo Baptist Church Members



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

I'm a member of Shi, la Baptist Church and I'm Cancern about the rew restignish the formand We would like to speak about some of the Concern that will follow the opening of this new Venue. We have been here on bake It form and has develop a relationship in this Community that has created a same flace of senter while that alexandria is striving to action. The growth that alexandria is striving to action. The offert this par new house will have over Community. Please take in to consideration the Conscious of or no members and give this project coneful thought when retting open fine decision.



Date:
Address:
Mary Lyman, Chair & Members of Planning Commission
City of Alexandria
301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission:
_ I am a number of Shilst Baptist Church
and of an opposed to a resturant being
so close to the church and to the day care
certier. If there is another lecation, please
consider the alternative to the location
perpersed.
Ms & Mone



Date:	

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

I working at Shiloh Baptest Church I don't agree to having a bar presturant near the Church home, we have benions and joing children in our community
a box resturant near the Church home, We have
benjors and young children in our community
that we want to keep safe and comfortable I
believe this not be a good choice We need all of our posting to berve or church turning and sonor members
falling to berve or church turnity and sonor members
please consider another location,
KMovo



Date: 16/30/2016

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

It is my belief that it is not healthy or wise
To have a restaurant that serves liquor on the same
gremsis as a shurch, Shiloh Bestot Charch of
Alexandres in particular. This failities serves
serves youth, Children and seniors. A restaurant,
especially one that serves alooped, is not conducive to
the neighborhood it would be serving. Perhing for
the church would be greatly impacted. Funcials are
held at the church where again parking would be an
essue. It is just not conceivable to have a restaurant
an property with a shurch and a day case facility.

Sendra M. Wester



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:
As AMENDER OF Shilak BAPTIST Church I
AM JOLALLY AGAINST HAYALLA RESTURANTY
BAR XIEXT Close to our Church! I feel
It is diskespectful to the Church and Not
being considerate of the Children and the
Survey Song Cope freelities. Also IN
REXARD to PARKING It would the up the
panking (ot for ESENICE And Aug others.
Events that the Church would be
hostie: Thout you for your consideration
IN This MATTER SA DUR CONTEAUS.
& Moore



Carolyn Murphy <cmurphy1225@gmail.com>

## Re: Letter to Alexandria Commission (please print)

1 message

Carolyn Murphy <cmurphy1225@gmail.com>

Sun, Oct 30, 2016 at 11:48 AM

To: Taiwanna Smith <trsmith12@gmail.com>

Cc: Adell Cokley <agcokley@yahoo.com>, Barlow Jones <bjizme214@gmail.com>, Carolyn Murphy <cmurphy1225@gmail.com>

Thanks!

On Oct 30, 2016 10:38 AM, "TAIWANNA SMITH" < trsmith12@gmail.com> wrote: Carolyn,

Below is another letter. Thanks!

Taiwanna

Candace.

Thank you.

Taiwanna

Sent from my iPad

- > On Oct 30, 2016, at 10:34 AM, Barlow Jones <br/> <br/> spjizme214@gmail.com> wrote:
- > To the Alexandria Commission, I am a member of Shiloh Baptist Church, a church that has flourished for over 153 years. I have worshipped and worked in Alexandria over twelve years. I know Alexandria and the area immediately surrounding Shiloh Baptist to be a family and child friendly area. Retail and commercial areas are carefully balanced. The area immediately surrounding 1400 Duke Street is flanked with a church and a daycare center. The space is not conducive to a restaurant serving alcohol. Adding a restaurant will disrupt the harmony of the community in that space.
- > The restaurant will require and is seeking parking that is presently used by the daycare and church. Delivery trucks and service vehicles will consume additional spaces and will negatively impact the services rendered at the daycare and endanger the worship opportunity of church parishioners. Restaurant patrons under the influence of alcohol will adversely effect the atmosphere in the immediate area and are definitely not a welcomed addition to church members and daycare clients. Introducing alcohol in this area has the potential to create a volatile and dangerous environment is an area that serves children and seniors.
- > Restaurant operation will also impact daily daycare activities and weekly church activities as well. The church serves the community with weekly services attended by local residents and commuting members. Funerals, weddings, community and educational events will experience a negative impact from competing with the services required to support restaurant operations. Shiloh, specifically, serves the Alexandria community with housing and food services for seniors and the less privileged. An establishment serving alcohol and hosting bands will disrupt the peaceful, noncommercial atmosphere in this immediate area.
- > A restaurant in the tight space at 1400 Duke street will simply disrupt the community and negatively impact the delicate balance of family and child friendly organizations existing on the corner of Duke and Jamieson.
- > Sincerely.
- > Candice Barlow-Jones

>

>

October 27, 20% Henorable Allison Silberling + Miliera of Council, City of Alexandria City Hall Room 2300 301 King Street Alexandria, a 22314 I am writing this letter in apposed to the proposed of a vistourant leining approved in close proximily to my fourth, I have baptist Church, I have been a member here at Shillh incompatible neighbour to have nut to a house of waship proposal. Danys helson 1027 Centennial Dr It Worth md 2074

Act 27, 2016

Mary Lyman, Chair and members of 301 King Street, Subte 2100 Alexandria, Virginia 22314

I am a member of Spiloh Baptist Chara for 40 t years have raised 3 atout Children hise I am asking that the Council sethink and deny the squest to put a restaurant in fless provenity to my church. It would cause Congistion an well as been and encompatible neighbor due to ly nor sing sines and parking charaction blease so not appro-

> Glady helson 1027 Sentennial Dr. Joet Washington, Md 20%

October 27, 2016

Mary Lymon, Chair Members of Plannary Commission 301 King Street Sente 2100 Alexandria, Virginia 22314

Chauma Lyman and member of the Planning Comprission

Please consider voting against
the Specul use permit for \$=\$

Pestaurnit, 1400 Duke Atreet.

My concerns for this are:

Parking congestion

hours similar to Ahiloh

Baptist Church hours

Live entertainment

lirought to a quiet community

Thank you Gutu Coleman Member of Shiloh Baptist Church

October 27, 20 16

Mary Lyman Chair and Members of Planning 301 King Street Suite 2/08 Oleganshia, Virginia 22314

To Whom It loncerns!

A resturant that serves alcohol

near a place of worship doesen't

glory Hod.

Sheloh has been pointing people

to Hod for one hundred fofty three

years on Ducke Street.

Please consider the spiritual health

of future generations and deny thus

restaurant a licipse,

I have been worshiping at

Sheloh since August 1949.

Sincerely yours, mable Tot yes

1927/2016

To: Mary Lymon, Chair and Planning Commission Monkers

I am writing to ast that the alexandrin Planning Commission dany the special use parmit for a restourned for and parking reduction at 1400 Pake Street

I believe such an institution would be incongruent with the character of the neighborhood. He surrounding buildings house chareles, Layeare facilities, sorrior housing, family housing, and small primarily non-retail tusiness.

Or restaurant four with line or testainment would be aspecially detrimental to Shiloh Beptist Church which has been established in the community for over 150 years. He increased congestion and noise and decreased parting would create a loss than welcoming atmosphere for church attendoos.

I ast that the Planning Commission bot at the profunity of line a terbainment berhestanion to within the city and not grant this exception, thanking the paramet would exartisely place a restaurant / har between two churches the Rictoria Italah Beptist Church building exacted in 1863 and the new faility at 140 Jameson are

affront to the describe black commenty. The commenty has been diminished through housing policies and now its religious instabilitions could feel victim to the same lack of Consideration and respect. 93

Jeanette Lightfort, SBC member

# 7517 MANIGOLD COURT ALEXANDRIA, VA. 22315

MARY LYMAN, ChALR AND MEMBERS OF PLANNING COMM; 55:00 301 King STREET, SUITE 2100 ALEX, UP. 22314

I AM A MEMBER OF Shild PAPTIST Church LOSATES

I AM OFFISED FOR A RESTAURANT TO OFFIN AT 1400 DUKE

THE RESTAURANT WILL CLEATE PARKING PROBLEMS, SAFTELY
OF QUE Children, SERVING OF ALCOHOL WITH PATROWS
LEAVING METER MIDNIGHT LEAVING DEBRIS AND AN UNLEALTHY
ENKIROMENT BROWN DOWN CHURCH AND SHACED dayCARE PARKING.

THE OPENING WITH IMPACT THE BLEERRY TAKEFUL ALENGE PUKE STREET. This AREM IS NOT RETRIC OR RESTAURANT AREA LINE DOWN TOWN ALEXANDER.

I ASK FOR THE CITY PLANTING COMMISSION NOT TO APPROVE A RESTAURANT AT 1400 DUKE STREET, ALEX, 14. AND TAKE IN CONSIDERATION PROBLEMS This MAY CREATE LOCATED WEAR OUR Church.

Catherin Morgo

Donothy L. Black 2181 Jamies on Ave # 1209 Alougn dria, UA 22314 Vet. 27, 2016

Many Lyman, Chair and
Men bens of Planning
Commission
307 King St, Ste 2100
Alovardia, VA 22314

Dear Mis Lyman + Planning Members!

Tam a resident of the city and a member. of Shiloh Baptost Charch, I am of tramely disappointed that a nestannant is being considered at 1400 Duke St. My church is located at 1401 Jam 10 sow St and whereas the beautiful brildings within that block are acceptable for the community, a aestaurant would be to tally out of character. as a matter of fact, the whole block of 1400 has no place for an entertainment fao: lity It makes 100 sonse, par King spaces would be inadequate and actually I feel it is a degradation and insult to our place of worship. I am surprised that Old Town would evon associate with this proposition. It is unbelievable that a lovely city such as ours would blindly recommend approval. Take into account that directly across Dakest, we have a historical church, We Co Not want arestaurant blocking our two buildings of worship 95 Jours Levely Black

# October 27, 2016

Mary Lyman, Chair Membels of Planning Commission 301 King Street Suite 200 Alexandria, Va 22314

Chairman Tyrnan and Members, as a 39-year retired educator of Alexandria City Public Schools and a 28-year member of Shiloh Baptist Church, Alexandria, Va, Jam deeply concerned about the request for heroning 1400 Duke Street for J+ & Restaurant!

Granting such a horrendous request which he a detriment to this area which mostly consists of business, institutional fand residential occupancy. The restaurant would create congestion and confusion in an already busy parking lot shared among many property owners. Here are serious safety concerns for children and families using the parking lot. In addition, this is not a restaurant fretail area of Old

as a long time member of this church which has been established unce 1863, I request that, you vote against granting I + & Restaurant a permit to occupy 1400 Duke Street. I am respectfully yours,
Brenda I. alexander

October 27, 2016

Mary Lyman, Chair And Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Reference: Special Use Permit 2016-0041

My name is Sarah Robertson and I am a member of Shiloh Baptist Church located at 1401 Duke Street/1401 Jamieson Street, Alexandria, VA 22314.

This letter is to express my concern and disapproval regarding the above referenced Special Use Permit to open a restaurant at 1400 Duke Street; proposed hours of operation for approximately 18 hours and serves alcohol in the vicinity of a daycare center and church. Recommend this Special Use Permit be disapproved for the following reasons:

- 1) Safety of children, parents and other citizens must be taken into consideration because the restaurant will be serving alcohol many hours of the day and night; patrons consuming drinks will be driving within the parking lot which houses a daycare center and church and subsequently attempting to enter onto Duke Street which is a busy street as well.
- 2) This opening of this restaurant is inconsistent with the area which is both residential, and includes business offices and institutions. It is not the retail/restaurant area of Old Town.
- 3) The opening of this restaurant will increase traffic flow in the area and create congestion and confusion in an already busy parking lot shared by many property and business owners. Additionally, traffic congestion will increase as drivers seek to enter into the parking lot and exit onto Duke Street.

Request disapproval of Special Use Permit #2016-0041.

Sincerely,

SARAH R. ROBERTSON

Darah RRobertson

Deaconess

Shiloh Baptist Church



Date: 10/30/16

Address: Ida B. Carey 15188 Brazil Circle Dale City, VA 22193

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

As Deaconess and Member of Shiloh Baptist Church I would like to petition the commission not approve the Special use Permit that has been requested for 1400 Duke St, Alexandria, VA 22314. The Historic Sanctuary at 1401 Duke Street and the Worship Center at 1400 Jamieson the have been in this area on these corners for many years. We have a Senior citizen building on the Corner of what has been quite, safe place. We have children and members walking in this area to and from services We do not want people Consuming alcohol and making noise during services. We do not want the parking to be taken away trom parishoners. Traffic in the parking lot would be dangerous. There is also a daycare housed on site of this building with operating hours at the Same time would not ensure safety for oura members, The elders and church family



Date:	
Address:	

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:
as a member of Shelow Baptist
Church, this litter is to express
my Concern and disapproval
Iny Concern and disapproval Jespecial Use Permet for opening
Ba restaurant at 1400 Decke Street alleahal consumption, safety of Cheldren at the day care center and
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Children at the day care couter and
for disapproval.
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Descores Mary Buth North



Date: October 30, 2016

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

my name is Kristy Brooks and my husband and I are members of shill baptist

Church I just want to express my concern about a Restract Bar being built in our complex I'm not only concerned, but I'm very descriptioned disappointed that such an establisment would not only be built built by a church, but iveur a day care as well as a chistian and member of Shill baptist church, I strongly discourage and request that This does not happen.

Please Planning Commission do not allow.

Kr

Robert Brask



Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

Please, We most Not, Have A
Restamant, Near a Church or
Daycare Saling alcohol, We will Not be able to fosce
will Not be able to fosce
ON the Service, we are here
to thear the word: And Not
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9 Christian Po Not Openlice
Up a Distrotionico, From
Uf a Distrotionies, From the Word. Amen
Cheyl Mayl -



Date:
Address:
Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear Planning Commission: I am a member of Shiloh Baptist Church, and it will be
The best general Interest that the restaurant they are trying to put the next to our Church will be very detrimental due to the fact that they are suring alcohol, playing loud music, and hower are very extensive, and also they want to take purking spots from the drund It will intervene with the positivity and goal of the Church which is to bring people clour to God.
011580

October 30, 2016 12711 Gordon Blvd, Unit 75 Woodbridge, VA 22192

Mary Lyman Chair and Members of Planning Commission City Hall Room 2100 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

## **Dear Planning Commission:**

I am asking you to deny the request to have a liquor license to be where the children will be around them. I am a senior citizen who was born in Alexandria Hospital on Duke Street, attended Lyles Crouch Elementary School and Parker Gray High School, but now live in Washington, DC. I have been a member of Shiloh Baptist Church as a youth. I am now a senior citizen and do hope you will consider my petition for you not to allow the sale of alcohol and the reduction of parking spaces for Shiloh members to use. I am a commuter and do hope you will provide compassion and thoughtfulness to this request. I am involved in the following events in the church: Church Clerk and Sunday school teacher for toddlers of parents attending Shiloh Baptist Church, 1400 Duke Street, Alexandria, VA.

The sale of alcohol around our children and family is not what I believe is good for our children and church.

Therefore, I am hoping and praying that you will not allow the additional spaces and the sale of alcohol requested by the owner of the soon-to-be restaurant at 1400 Duke Street.

Faithfully Submitted,

# Elaine P. Augustus

ELAINE P. AUGUSTUS SHILOH BAPTIST CHURCH October 30 2016

Mary Lyman, Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, Va. 22314

SUBJECT: Special Use Permit #2016-0041

I am an officer of the Shiloh Baptist Church, Alexandria, Va. This letter is in reference to the J&S Restaurant application to occupy space at 1400 Duke Street. I wish to formally protest the recommendation for approval of this request for the following reasons:

- Shiloh Baptist Church and the proposed restaurant will occupy a contiguous structure. With
  the establishment of a restaurant, our severely limited parking situation will become further
  exacerbated. Shiloh conducts several church services on Sundays. We also occupy the building
  several times during the weekdays for meetings, special services/events/funerals, and
  rehearsals.
- 2. Restaurant patrons consuming alcohol and driving through the parking lot near the church and daycare centers where families with children are often walking is a major concern.
- 3. The location is not a restaurant/retail area of Old Town. This area consists mostly of offices, institutional and residential dwellings.

My belief is that the occupancy of the property by J&S Restaurant is incompatible with the neighborhood and will adversely affect the traffic, parking, public health, safety and general welfare. I hereby request disapproval of the Special Use Permit as stated above.

Sincerely,

Etta v. Million

Deaconess

Shiloh Baptist Church

Alexandria, Va.

## Brandon Alexander

1401 Jamieson Alexandria, VA 22314

October 30, 2016

Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Dear Commission Members.

As a member of Shiloh Baptist Church, I am strongly opposed to the establishment of a restaurant at 1400 Duke St. by J&S Restaurant. J&S is seeking a special use permit for a restaurant and parking reduction at 1400 Duke Street which is adjacent to Shiloh Baptist Church and a daycare center.

I believe the proposed use will have a substantial adverse effect upon, and is incompatible with, the use or enjoyment of adjacent and surrounding properties, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting public health, safety and general welfare as stated in Ordinance Section 11-504(B)(10).

My concern is in three areas: (1) Parking lot congestion, (2) Alcohol consumption, and (3) Inconsistent use.

<u>Parking lot congestion</u>: Shiloh and J&S share a parking lot, which has become increasingly congested. The introduction of a restaurant would only exacerbate an already contentious situation. The

- Parking lot is contiguous and shared among many property owners.
- Restaurant and Church's peak hours are similar. Therefore, parking will become further congested and the ingress and egress of parking area could become difficult.
- A restaurant is a business that will attract a denser ratio of people/square foot of space. This translates into more cars coming to the site.

#### Alcohol consumption:

- Serious safety concerns about restaurant patrons consuming alcohol because the parking area, drive aisles and ingress / egress are shared with a Church and daycare centers.
- Children and families are often walking in the parking lot.

#### Inconsistent use:

- This is not the restaurant / retail area of Old Town.
- Area mostly consists of office, institutional and some residential.

Ultimately, I believe these issues will decrease attendance at Shiloh, threatening a church that has stood in Alexandria for more than 150 years. I am depending on you as City Council members to protect the sanctity of Alexandria's sacred institutions and do what's best for its people.

Respectfully,

### Louise Nelson

1401 Jamieson Alexandria, VA 22314



October 30, 2016

Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Dear Commission Members,

As a member of Shiloh Baptist Church, I am strongly opposed to the establishment of a restaurant at 1400 Duke St. by J&S Restaurant. J&S is seeking a special use permit for a restaurant and parking reduction at 1400 Duke Street which is adjacent to Shiloh Baptist Church and a daycare center.

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Respectfully,

Louise Telson



1401 Jamieson Alexandria, VA 22314

October 30, 2016

Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Dear Commission Members,

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Respectfully, Bonita Spears

2

## Nicola Jones

1401 Jamieson Alexandria, VA 22314



October 30, 2016

Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Dear Commission Members,

As a member of Shiloh Baptist Church, I am strongly opposed to the establishment of a restaurant at 1400 Duke St. by J&S Restaurant. J&S is seeking a special use permit for a restaurant and parking reduction at 1400 Duke Street which is adjacent to Shiloh Baptist Church and a daycare center.

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Respectfully,

Micolofones



1401 Jamieson Alexandria, VA 22314



October 30, 2016

Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

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Respectfully,

October 30, 2016 12711 Gordon Blvd, Unit 75 Woodbridge, VA 22192

Mary Lyman Chair and Members of Planning Commission City Hall Room 2100 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

#### **Dear Planning Commission:**

I, Sheila M. Young, Deaconess, Outreach Missionary Ministry, Church School Teacher, and member of the SBC Choir, an active member of Shiloh Baptist Church on Duke Street, Alexandria, VA since December 5, 1999, when I moved to Alexandria, VA and moved to Woodbridge, VA in 2004 and commute weekly to attend services at my Church, Shiloh at 1400 Duke Street, Alexandria, VA.

I recognize that you as the City Council of Alexandria, VA have always made compassionate and thoughtful decisions for the City of Alexandria. I am therefore, requesting that you do not allow a reduction in our church parking spaces and that you do not allow the hours of operation for the restaurant at the end of our connecting building (1400 Duke Street Building A) is requesting. The owner is requesting to be allowed to sell alcohol within the proximity of the church and day care centers, which will be a grave disservice for our membership, guests and visitors. Therefore, I am hoping that you will consider this decision in a compassionate and thoughtful way.

The hours of operation of the restaurant, the sale of alcohol, and the reduction of parking spaces for Shiloh Church will cause grave harm in our ministry if you grant this request. I along with many other members are commuters to Shiloh and are actively involved in Shiloh's various ministries, in which, I am at the church often during the week. Having a restaurant operating at the same time we are in service, the noise from the music that will be playing at the restaurant, noise from its potential patrons, and parking will not only affect Shiloh Baptist Church congregation, but the community residence as well. They are seeking to place a restaurant within a community, church and daycare which will cause congestion and difficulty ingressing and egressing.

I would like you to keep in mind that our church family is large and parking is always a value to our church and a reduction in our parking spaces will have a negative effect on our weekly service to the Lord and our community.

Worshipping at Shiloh is like a fueling station, where we come on a weekly basis to be refueled and energized to carry out the mandate of our Lord and Savior, to spread the gospel.

Re: Special Use Permit (SUP) 2016-0041

Removing spaces currently used by its members will be a disservice not only to us as members but a negative impact for our service to our Lord and Savior Jesus Christ.

Therefore, I am hoping and praying that you will not allow the additional spaces requested by the owner of the restaurant at 1400 Duke Street.

Faithfully Submitted,

# Sheila M Young

SHEILA M. YOUNG, DEACONESS, SHILOH BAPTIST CHURCH

October 28, 2016 Mary Lyman and Members of Allenning Commission, am a member of Shilo i. I am westing grave concess that has come to testion. I am very concerned at e proposed building of a This proposed restaurent, will make rea even more desproute the ingreated traffial from # of sedestrials walking to and Corcern of utmost importance is that the restaurant will be selling alopholic beverages in an area where with a carge par rang studies have then the regitive effects of al stim can have o To put our children at undo sisk that a Nextrusant selling alcoholic beverages Could bring into the area.

as an already established area val, Cherefore Butting a of the surrounding a Concern. Alase to not allo sestanda flat could threaten congestion, especially our most youths in a neighbor way Respectfully Submitted, Mrs. Consie S. McPair Deaconess Shiloh Baptist Church 703-598-6371

2203 Shiver Drive Alexandria, VA 22307 October 28, 2016

Mary Lyman, Chair Members of Planning Commission 301 King Street, Suite 2100 Alexandria, VA 22314

Dear Ms. Lyman and Members of the Planning Commission,

We, Charles and Marjorie Price, are submitting this letter in opposition to the proposed special use permit 2016-0041.

We are long-term members of Shiloh Baptist Church and are very concerned about the impact that the proposed restaurant would have on the congregation and church facility. Shiloh is a congregation that has functioned continuously since it was established in the 1860s. Our membership has grown to the point that we needed to expand to the Worship Center located on Jamieson Avenue. Allowing a restaurant to be located in the same building would be counter to the spirit of worship represented by the church which currently resides in part of the same building.

The special use permit request reflects numerous areas of concern:

- The hours of operation would overlap with the operation of the church. This would create undue challenges for conducting services and meetings, especially with the inclusion of live entertainment. Placing a restaurant with a bar and live entertainment would create an environment contrary to that established by the church.
- The request to limit parking to the front of the church is unrealistic. Limiting the parking to this area would be a detriment to the growth of the church, especially considering the number of congregants requiring parking already exceeds the number of spaces available. Making such a request indicates an unwillingness of the new owner to consider the existing needs of the church, as well as businesses currently located in the complex. Such a request implies a desire to push the church out of its current location. This point is being reinforced by the new owner limiting parking at this time, even though they are not occupying the structure. Traffic cones have actually been placed in the parking lot to prevent access to parking spaces.
- Request for an ABC license indicates that the restaurant owner realizes that lack of such will be a
  detriment to the success of the restaurant. As noted on the application overview paper, this
  location is not in the restaurant/retail area of Old Town, a point that should be given extremely
  serious consideration.
- Awarding a liquor license to an establishment in such close proximity to the church offers the
  opportunity for the development of an unsatisfactory environment for our youth, our citizens of
  tomorrow. What is the message being sent when we are trying to guide our children and young

adults to make positive and healthy choices for their futures, and they are asked to worship with a restaurant serving alcohol operating next door? Our concerns include possible conduct of clientele who have over-imbibed while in the restaurant to the safety of individuals moving through the parking lot. We should not have to risk the physical, moral, and spiritual safety of our congregants.

Shiloh has supported the town houses and condominiums built in the surrounding blocks, expanding the neighborhood and increasing the diversity of the community. The concern is not about expansion in general, but inclusion of a business that is adverse to the community that has developed in this area. The restaurant/retail area of Old Town is only a few blocks away, easily accessible to those who desire to frequent these types of establishments.

The city of Alexandria has built its reputation, and a lot of its economy, on its role and image as a significant part of American history. Shiloh Baptist Church and Worship Center is an important part of that history, having been started during the years following the Civil War by free and emancipated African Americans. The leadership of Alexandria is encouraged to respect and honor the city's history in its totality, which includes the history of Shiloh Baptist Church from its inception until now. Not only is this an historical African American church, it is located in an area of the city that was overwhelmingly African American for many, many years.

The city government indicates there is a vision for how the city should develop and expand, while maintaining its historical heritage. We do not believe this includes putting a restaurant, with or without a liquor license, in the same building as a church.

This area of the city currently consists of office, institutional and residential entities. We strongly encourage you, the elected leaders of the City and the appointed Planning Commission members, to decline the request for a special use permit for a restaurant and maintain the area as it is. Although we write this letter as members of Shiloh Baptist Church, we strongly believe that these same types of concerns will be reflected by the surrounding daycares and businesses.

Respectfully submitted,

CC: Honorable Allison Silberberg, Mayor

Members of the City Council

5. . . .

October 30, 2016

Mary Lyman, Chair and
Members of Planning Commission
301 King Street, Suite 2100
Alexandria, Virginia 22314

Re: Special Use Permit #2016-0041

#### Dear Commission.

I am Danny R. Ross, a 27 - year member of Shiloh Baptist Church of Alexandria, Virginia. I lived in the City of Alexandria from 1990 to 2003. I am writing to express my disapproval of a request to allow a restaurant with alcohol, adjacent to our Church.

Shiloh has been a valuable community partner of the City of Alexandria for over 153 years. We partnered to build a senior citizens housing complex at corner of West and Duke Streets, across from the proposed restaurant. We have fed the homeless, provided clothing and mentor training to residents of Christ House on West Street and throughout Alexandria. This section of Old Town Alexandria is full of families. A restaurant is incompatible use inconsistent with the purpose of a church, housing complexes, offices and day care centers within 100 yards of proposed site.

Additionally, the parking around church and proposed restaurant is small and would not be enough space for all groups to co-exist. Offices, church, day care centers all have parking constraints that are made dramatically worse by a large restaurant operating over twelve hours a day. The increase in traffic and a large number of people constantly coming in and out of restaurant at varying hours would increase crime in this quite historic neighborhood.

Another major concern is the large number of small children that would be around the restaurant daily, whose lives could be placed in danger by use of alcohol at proposed restaurant. Alcohol use within 40 yards of Shiloh Baptist Church is inconsistent with historic traditional use of this area for over 153 years.

No bars, restaurants or like establishments have ever operated on the corner of West and Duke Street area. The City of Alexandria cannot suddenly allow this deviation from our rich cultural history of use. In an area that was once a slave pen, surely can respect the deep religious roots of this area of the city.

Again, please do not allow this change to the historic character of this neighborhood, by denying the Special Use Permit.

Respectfully yours,

Danny R. Ross

Chairman

**Board of Directors** 

**Shiloh Baptist Church** 

# Ethel V. Nelson 600 South Payne Street Alexandria, Virginia 22314

October 29, 2016

Honorable Allison Silberg & members of Council City of Alexandria, Virginia City Hall, Room 2300 301 King Street Alexandriaa, Virginia 22314

Lithel V. Helson

Greetings,,

I have been a member of Shiloh Baptist Church for over forty years. I am a resident of Alexandria and home owner. My concern is the Restaurant that will be at 1400 Duke street. Shiloh has been existing for over one hundred and fifty three years, A place of worship! My concern with the Restaurant that is scheduled to open is: Sale of alcoholic drinks, along with there is a Nursery School with small children in the area, also the place of worship, "Shiloh Baptist Church!" along with the parking issues. It is our understanding that this restaurant will be open from 5:30am - 12 midnight. I hope you and council will deeply consider not granting this permit.

Sincerely,

Charles H. Nelson, SR 600 South Payne Street Alexandria, Virginia

October 29, 2016

Honorable Allison Silberberg & Members of Council City of Alexandria, City Hall Room 2300 301 King Street City of Alexandria, Virginia

### Greetings,

The American dream is to earn money to live well and enjoy life. The subject of J & S Restaurant opening in the 1400 block of Duke Street. No problem with the restaurant but to serve alcoholic beverages next to the church and Nursery school for children, what does this say to me? Very disrespectful to God's place of worship, worshippers and to the Nursery school for children. The hours of operation from 5:30am to 12:00 midnight, why not open 24 hours? Parking is another problem now, and the Restaurant will add more problems to the situation.

I hope the planning commission will take into consideration the impact of the Nursery, church and neighborhood.

I was born at 224 South West Street, eighty five years ago and know the neighborhood very well, also a member of Shiloh Baptist Church for over fifty years and homeowner in the city of Alexandria.

Respectfully submitted,

Etalend. Velian Sp.

Mary J. Syman, Chair and. Members of Planning Commission 301 King Street, Deute 2100 Alexandria, VA 22314

Dear Mo. Lyman, elt is with deep concern that I write this letter, Il have been a member of the Shelop Baptist Church for over 10 years. During that time, I believe the alexandria Planning Commission has supported our religious community. I am asking that you not allow I+S Restaurant locale on the Corner of 1400 Duke Street. The owners plan to sell alcoholic beverages in a area that is Co-located with daysers and our Church Our Shiloh children and parents prequently walk through the parkets parking let area, which are already very congested, to attend Sunday School. This is simply not appropriate, The restaurants leuseness hours well Coincide with both the Churcho peak hours and the peak trappie hours for the dayrans.

The traspic and congestion will increase sayity Concerns of the entire area. This is not a part of the retail area of Old Town and there are other residents living in the area that will also face a regative impact from the Congestion caused by the addition of a restaurant, Members & our Church will be forced to park on Duke Street or in the residential areas due to lack of purling This will increase the congestion and cause papets Concerno. Please show your support to peur Church by disapproving this request. It will ensure the continued health and sagety of our. Community.

> Screenly/ Sausma L. Brits 703-922-8902 km. 703-927-4582 mobile



Date: DC+30,2016

Address:

Wendy Davis 12319 Fox Lake Cf. Fairfax, VA 22033

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

I have been attending shilon since 2002. Shilon is a place of peace for those with heavy hearts.

People that come here are grieving loss, they are suffering from cliseases, they have loss jobs serious life issues. Shiloh is the place where the people of God come to petition what they are going through. We have children programs that will be impacted. And you're suggesting that you will have an establishment that will seme alcohol a attract people that will be leaving our times of the night. Shiloh has been here for 150+ years and we have done good in this community. Please honor what is sacked in our community.



Neare not against Restaurant & the commerce
Neare not against Restaurants of the commerces of our country. We are against turning our backs to what is Right.
our backs to what is pight.
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Date: 30 0 (1 16

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

MY NAME IS EVELYN WILLIAMS AND I JUNES

SHILOH BAPTIST CHUNCH WHEN I COT ASSIGNON TO

THIS AREA IN 2003, AS A RETINGO MILITARY

SCHOOL WITH TWO CHICAREN MAT HOVE CROWN

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A RESTURANT THAT STAVE ALCOHOL WOULD BE

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MOT ONLY WILL SERVING PLEOTHER WHEN OVE

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MEMBORS OF SHILOH BAPTIST CHYCLE MEMBERS

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CHURCH AND ACTION (H) I DO NOT CIVE IN ALEXANDRIA
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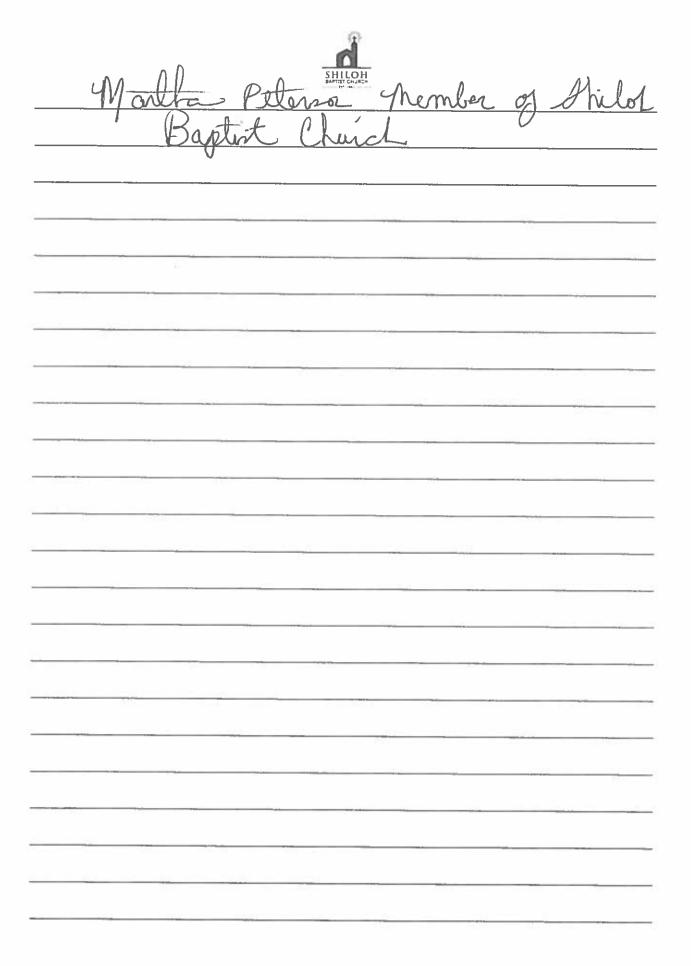
Date:

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission: rendo





Date: Gebber 30, 2074 Address: 128 Roberts Lane, Unit 201 alexandria, VA 22314

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:



and trequire parking as you would no doubt expects I implose the Members of the flamone Commission to consider the gove in which these establishment is proposed it is directly across the Skreat from our historical Church building and adjacent to our current worthip center The other immediate neighboring Skuctures are legely bendenhal. Mixed-use Hoseity on tuke street on the street of this loration or north and East, along the King Street Carndar and north in Select areas of of Washington Street. We would like to grow our congregation for years to Come in an environment that as Conduish to worship. We are not against progress in the City Wexandria but feel like the process by about the property at 1400 Dale Street was told was white was stated was shirted of the Baptist Church would be disserted by having the planning board approve the permit for a restaurant. I respectfully submit my letter for your

Sincerely, Natalie a. Grafette



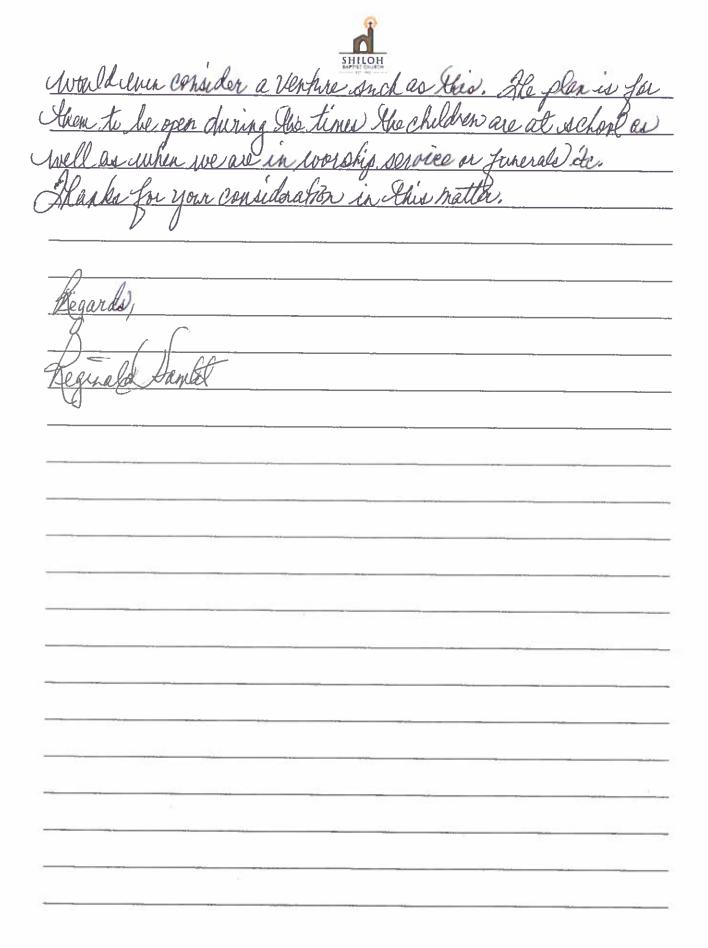
Date: October 30,2016

Address:

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:





Date: 18/3/16

Address: Michael Cokky

435 North Armistered Street

Alexandria, VA 22312

Mary Lyman, Chair & Members of Planning Commission City of Alexandria 301 King Street, Suite 2100 Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear Planning Commission:

Ces a member of Shiloh Baptist Church, chan Houbled that a SUP would be granted to bruld a restourant at 1400 Duke Street My wife and I have two children, ages 15 and 12. we howe been Members of Shiloh for over 10 years and have raised our children in the church. What attented us to Shiloh and continues to be a strong aspect of Shiloh is its children and youth Ministries. The Ministries over the years have been located in the Shiloh Meeting and conference center (snee) which is now the subject of this Suf. The SMCC provided a safe, healthy environment for Shilohir children and porth within our community to learn and to interact.

My wife and I have lived by the biblical principle of training who our children mither wait they some children when they

My wife and I have lust by the biblical principle of training of our children in the wait they should go so that when they become about they will not defant from those teachings hart of that training includes Scrutinizing what it is the are exposed to. Neither my wife for myself consume alcohol

or hung out at bons. We try as best as we can to limit our children's exposure to places where alested is consumed.

With the number of days and hours that we as a formily find oursalves on Shild's campus, it would be inevitable that our children would be exposed to the public consumption of alcohol and potentially vegative behavior or behavior that is given a to the biblical teachings and therming we have exposed our children to this biblical teachings and therming we have exposed our children to this for in their lives.

Howing a restaurant ask 1400 Duke Street would potentially haven not enly shikh and its chikhen but the chikhen in our community. Without knowing on howing the Ruidence to support MY Statement, it seems to be logical that having an all night restaurant that has live autentament and serves alrohal would undermine the type of their that we and other priests have the type of their for over chikhen there exposed to this would distract them show what they raisk from the children and youth ministries. I respectfully ask that you reject the sol and any others by the owner of 1400 A from the children and youth ministries. That spot into anything that could potentially have the children and youth any the children and youth anythe children and youth who spreguent Shill and the

Williad CXC

# City Council



Date:

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

Please reject the proposed special use

permit (SUP) 2016-0041 for the restaurant.

The restaurant would have a detrimental offect

on Church activities and programs. The hours

of operation are a problem, as well as the

distribution of alcohol, which will be during

church hours when children will be present.

This is a safety issue for children, and

the elderly. Due to these impacts on the

Church community, it is my opinion front

the SUP should be rejected. Additionally,

parking would be impacted with a mass

number of rehicles and traffic in this

area of Hexandria.

Member of Shiloh



Data	
Date	ï

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

Please reject the proposed special use permit (SUP) 2016-0041
for the restaurant. The restaurant would have a detrimental affect
on church activities and programs. The Lord is my strength and my
Salvation, please do not allow this restaurant permit.
The reason why I am against the permit is due to the increase
of strangers and strangers drinking alcohal, around our little innocent
children, God Bless The children' In addition to parting will be
impacted greatly. Again please do not allow the special use permit
(SUP)2016-0041.
Thank you and may God Bless you.
Sincerely,
Cythia Hlouer-Brown RN, MSN, CNS
member of Shiloh Baptis Church.
·



Date:

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council: 142



Date: October 30,2016 Address: Shilah Member

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

I and S Restaurant place of worsh parking is alr he heverages tionally, our "harm's way encerely, mald R. Gibson



Date: 10/30/16 =

Address: Vluonia Butler
2013 Haynon Lane
Woodbrulje, VA 2219,

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

IT is not a good idea to have a Restaurent
and Bax in this area. FIRST IT is already a very very
congested area for as tracking than you are Making it
Worse with a Bek. Hove you not seen on heard on TV
or in general about drunk drivers. Their are Church
Members, their are residents their are Children, Eldrag
Swalla big dogs, joggens, and what have your Please
think of the people. IT is not needed their in that building
I thank you for your consideration. Bleer for
Vernier Butles



Date:

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

Kathy Denise Dixon 4709 Colonel Darnell Place Upper Marlboro, MD 20772

October 29, 2016

Honorable Allison Silberberg and Members of Council City of Alexandria
City Hall Room 2300
301 King Street
Alexandria, VA 22314
<a href="https://www.alexandriava.gov/Council">https://www.alexandriava.gov/Council</a>

RE: Special Use Permit Application 1400 Duke Street

Dear Ms. Silberberg,

I am writing to express my concern regarding the application for a Special Use permit by the owner of 1400 Duke Street. As a member of the Shiloh Baptist Church, I am concerned that a bar/restaurant use serving alcohol is not conducive to the existing Worship Center use which is next door. The traffic will become problematic and the opportunity for carousing and ruckus behavior is almost guaranteed. I respectfully ask that the city consider denying the special use permit.

Respect ully,

Kathy Denise Dixon, AIA, NOMA, NCARB, LEED AP+, CDT,



Date: Oct 30, 2016 Address: 5917 Dungeness La Alexandria, UA 22315

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council: 147



Date: 10/30/2016 Address: 4921 Seminary Rd Hexundray UA 22311

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

You concern is our Children and their Safety. We will alcohol and people from all parts visiting the place. Drunct driving is a serious cause of death and injuries. We have a child care and aldedy near by. Please consider these that would deeply impacfed by the danger this could cause. Our safety is in the hands our council.



Date: 30 October 2016

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

PERRY DENT AM AGAINST the building Of the Food + Alcohol business FORMing A+ 1400 DUKE STREET, AlEtandrib, VA. I FEAR WERE Alcoholis served children ear be RUN OVER AU EVEN AbusEd BECAUSE PEOPLES WHALLION CAN YAKE OWN. WE AS A body of BELIEVER AND A FAITH BASE ORGANIZATION how A Right to Walship without CONCERN OF PEOPLE Acting OUT AS WE COME OUT of SERVICE NOT just on Suching but Also durin the WEEK. THERE ME Also Enough business in Roundhouse Square that PARKing is Already A PROBLEM for EACH busINESS in the SROPE. IN the NAME of besides And money chineses of All BACES with ME coming under fine to be removed. WE At Shiloh BAPTIST Church want to anglip in POARD. Ten Me



Date:

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:



Date: 10/30/16

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

L and a trender of Shelod Beplet Church, Alexandre, 100

L shengly oppose the plans for a personant in

Close proximily to our Church. I oppose it for the

fellowing reasons:

I. It will have a regitive inpact in our parking for

all Church activities.

2. I an opposed to the gentification of the neighborhood.

3. I am fewful of the petrons under the influence

of alcohol. It is a sifely issue for perishiness.

I would like you to take these factors in Consideration.

October 27, 2016

tronorable allison Silberheig and Members of Council City of alexandria City Hall Room 2300 301 King Street Olepandria, VA 22314

Honorable Mayor;
a resturant that serves alcohol
near a place of worship doesn't
glory Hod.
Shiloh has been pointing people
to Hod for one hundred fifty threeyeas
on Duke Street.
Please consider the spiritual
health generations and denial this
restaurant a livense.
I have been worshiping at
Shiloh since august 1949.

Sincerely yours, mable TI Lyles

# 12715 New Town way 4PPER Marlboro MD 20772

To: Honorable Allison 5: Lberberg
and members of Council
City of Alexandria
City Hall Room 2300
301 King Street
Alexandria, Virginia 22314

I'm a Member of Shiloh Baptist Church Located at 1400 Jamieson Ave.

I'm very concerned about a resturant at 1400 Dake street. First of all I Think it will cause Problems with Purking, alcohol should not be served this close To the Church. The restaurant and Church Peak Nous are similar. Parking will become even more congested. There will be Trash and Debris throw on the Property. There will be serious safety Concerns. Children and families are often walking in the purking lot.

Mary B Golinson

Dorothy L. Black 2181 Jamieson Ave #1209 Alexandria, VA 22314 October 27, 2016

Honorable Allicas Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King St. Alexandria, VA 22314

Dean Ms Silberborg & Members of Council; I am a resident of this city and a member of Shiloh Baptist Church, I am very disappointed that a restaurant is being considered at 1400 Duke ST My church is at 1401 Jonieson and whereas the boantiful buildings within that block are acceptable for the community, a restaurant is totaly out of character. As a matter of fact the whole block of 1400 has No place for aventartainment facility, It makes no sense, there is not adequate packing spaces for a nostaurant. I actually feel it is a degradation and insult to our place of worship. I am supprised that 8/d Town would over associate with this proposition, It's unbelievable that a lovely city such as ours would blindly recommand approval of this pormit. Take into accountalso That directly accross Duka St wa have a historical Church. We do not want a block (nestaunant) between these, our two buildings of worships,

Jours truly Davidy L. Black

October 27, 2016

Honorable Allison Silberberg & Members of Council City Hall, Room 2300 301 King Street Alexandria, VA 22314

Reference: Special Use Permit 2016-0041

My name is Sarah Robertson and I am a member of Shiloh Baptist Church located at 1401 Duke Street/1401 Jamieson Street, Alexandria, VA 22314

This letter is to express my concern and disapproval regarding the above referenced Special Use Permit to open a restaurant at 1400 Duke Street; proposed hours of operation for approximately 18 hours and serves alcohol in the vicinity of a daycare and church. Recommend this Special Use Permit be disapproved for the following reasons:

- 1) This opening of this restaurant is inconsistent with the area which is both residential, and includes business offices and institutions. It is not the retail/restaurant area of Old Town.
- 2) The opening of this restaurant will increase traffic flow in the area and create congestion and confusion in an already busy parking lot shared by many property and business owners. Additionally, traffic congestion will increase as drivers seek to enter into the parking lot and exit onto Duke Street.
- 3) Safety of children, parents and other citizens must be taken into consideration because the restaurant will be serving alcohol many hours of the day and night; patrons consuming drinks will be driving within the parking lot which houses a daycare center and church and subsequently attempting to enter onto Duke Street which is a busy street as well.

Request disapproval of Special Use Permit #2016-0041.

Sincerely,

SARAH R. ROBERTSON

Deaconess

**Shiloh Baptist Church** 

October 29, 2016

Mark A. McNair 7864 Dogue Indian Circle Lorton, VA 22079

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Dear Ms. Silberberg and Members of Council,

I'm writing this letter to express my concerns, displeasure and disappointment in learning of the possibility of a restaurant being established on the corner of Duke and Jamieson Street in Old Town Alexandria. A restaurant of this nature is incompatible with the historic character of the surrounding neighborhood and the local community.

Some of the adverse effects of a restaurant in this area are limited parking, increased traffic congestion, and the sale of alcoholic beverages in such close proximity of the Church, the child care center, and the community.

As you prepare to make a decision, I hope that you will favorably consider my request to deny a restaurant permission to operate on the corner of Duke and Jamieson Street in the city of Alexandria, VA.

Sincerely,

Mark A. McNair

Deacon, Shiloh Baptist Church

Mark a. Medani

October 30 2016

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall, Room 2300 301 King Street Alexandria, Va. 22314

SUBJECT: Special Use Permit #2016-0041

I am an officer of the Shiloh Baptist Church, Alexandria, Va. This letter is in reference to the J&S Restaurant application to occupy space at 1400 Duke Street. I wish to formally protest the recommendation for approval of this request for the following reasons:

- 1. Shiloh Baptist Church and the proposed restaurant will occupy a contiguous structure. With the establishment of a restaurant, our severely limited parking situation will become further exacerbated. Shiloh conducts several church services on Sundays. We also occupy the building several times during the weekdays for meetings, special services/events/funerals, and rehearsals.
- 2. Restaurant patrons consuming alcohol and driving through the parking lot near the church and daycare centers where families with children are often walking is a major concern.
- 3. The location is not a restaurant/retail area of Old Town. This area consists mostly of offices, institutional and residential dwellings.

My belief is that the occupancy of the property by J&S Restaurant is incompatible with the neighborhood and will adversely affect the traffic, parking, public health, safety and general welfare. I hereby request disapproval of the Special Use Permit as stated above.

Sincerely.

**Deaconess** 

Shiloh Baptist Church

V. Willson

Alexandria, Va.

### Ethel V. Nelson 600 South Payne Street Alexandria, Virginia 22314

October 29, 2016

Honorable Allison Silberg & members of Council City of Alexandria, Virginia City Hall, Room 2300 301 King Street Alexandriaa, Virginia 22314

Ethel V. Helson

Greetings,,

I have been a member of Shiloh Baptist Church for over forty years. I am a resident of Alexandria and home owner. My concern is the Restaurant that will be at 1400 Duke street. Shiloh has been existing for over one hundred and fifty three years, A place of worship! My concern with the Restaurant that is scheduled to open is: Sale of alcoholic drinks, along with there is a Nursery School with small children in the area, also the place of worship, "Shiloh Baptist Church!" along with the parking issues. It is our understanding that this restaurant will be open from 5:30am - 12 midnight. I hope you and council will deeply consider not granting this permit.

Sincerely,

Charles H. Nelson, SR 600 South Payne Street Alexandria, Virginia

October 29, 2016

Honorable Allison Silberberg & Members of Council City of Alexandria, City Hall Room 2300 301 King Street City of Alexandria, Virginia

### Greetings,

The American dream is to earn money to live well and enjoy life.

The subject of J & S Restaurant opening in the 1400 block of Duke Street. No problem with the restaurant but to serve alcoholic beverages next to the church and Nursery school for children, what does this say to me? Very disrespectful to God's place of worship, worshippers and to the Nursery school for children. The hours of operation from 5:30am to 12:00 midnight, why not open 24 hours? Parking is another problem now, and the Restaurant will add more problems to the situation.

I hope the planning commission will take into consideration the impact of the Nursery, church and neighborhood.

I was born at 224 South West Street, eighty five years ago and know the neighborhood very well, also a member of Shiloh Baptist Church for over fifty years and homeowner in the city of Alexandria.

Respectfully submitted,

ERRICELAL. WELLONSR.

October 30, 2016

12711 Gordon Blvd, Unit 75 Woodbridge, VA 22192

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

To the Honorable Silberberg and Members of Council:

I, Sheila M. Young, Deaconess, Outreach Missionary Ministry, Church School Teacher, and member of the SBC Choir, an active member of Shiloh Baptist Church on Duke Street, Alexandria, VA since December 5, 1999, when I moved to Alexandria, VA and moved to Woodbridge, VA in 2004 and commute weekly to attend services at my Church, Shiloh at 1400 Duke Street, Alexandria, VA.

I recognize that you as the City Council of Alexandria, VA have always made compassionate and thoughtful decisions for the City of Alexandria. I am therefore, requesting that you do not allow a reduction in our church parking spaces and that you do not allow the hours of operation for the restaurant at the end of our connecting building (1400 Duke Street Building A) is requesting. The owner is requesting to be allowed to sell alcohol within the proximity of the church and day care centers, which will be a grave disservice for our membership, guests and visitors. Therefore, I am hoping that you will consider this decision in a compassionate and thoughtful way.

Requesting that you consider the following: The hours of operation of the restaurant – the same time our Church is in session, the sale of alcohol, and the reduction of parking spaces for Shiloh Church will cause grave harm in our ministry if you grant this request. I along with many other members are commuters to Shiloh and are actively involved in Shiloh's various ministries, in which, I am at the church often during the week. Having a restaurant operating at the same time we are in service, the noise from the music that will be playing at the restaurant, noise from its potential patrons, and reduction in parking will not only affect Shiloh Baptist Church congregation, but the community residence as well. They are seeking to place a restaurant within a community, residence for senior citizen, church and daycares will cause congestion and difficulty ingressing and egressing.

The sale of alcohol so close to the proximity of our congregation will also have a tempting effect on those individuals/members attending who are trying to refrain from the drinking of alcohol for medical and social reasons.

I along with many other members are commuters to Shiloh and are actively involved in Shiloh's various ministries, in which, I am at the church often during the week. Have a restaurant operating at the same time we are in service, the noise from the music playing at the restaurant, noise from its potential patrons, and parking will not only affect Shiloh Baptist Church congregation, but the community residence as well. They are seeking to place a restaurant within a community, church and daycare.

Please do not take our parking spaces because if spaces are taken our weekly service to the Lord which will be hindered, thereby our mandate to reach out to the community will also be hindered.

Worshipping at Shiloh is like a fueling station, where we come on a weekly basis to be refueled and energized to carry out the mandate by our Lord and Savior to spread the gospel.

Removing spaces currently used by its members will be a disservice not only to us as members but a negative impact in our service to our Lord and Savior Jesus Christ.

Therefore, I am hoping and praying that you will not allow the additional spaces and the sale of alcohol requested by the owner of the soon-to-be restaurant at 1400 Duke Street.

Faithfully Submitted,

## Sheila M Young

Sheila M. Young, Deaconess

October 28, 2016

Honorable allison Silberberg and Members Saptist Church family for more Concerned about the proposed Serve a restourant at 1400 Duke Street will create more congestion for the already Istablished Church Presidents, and offices in the area. hours are similize. The Congregation and Southon will woth be This situation will negatively affect the attendance of meniless and visitors trying to attend washing sprices, and activities during the week. another corcern of the ups Importance is the sake of all stroy willy for ager young impresses feet in mothers tift Pat the Descared center in the

October 30, 2016

405 Decatur Street, NS Washington, DC 20011

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

I am asking you to deny the request to have a liquor license to be where the children will be around them. I am a senior citizen who was born in Alexandria Hospital on Duke Street, attended Lyles Crouch Elementary School and Parker Gray High School, but now live in Washington, DC. I have been a member of Shiloh Baptist Church as a youth. I am now a senior citizen and do hope you will consider my petition for you not to allow the sale of alcohol and the reduction of parking spaces for Shiloh members to use. I am a commuter and do hope you will provide compassion and thoughtfulness to this request. I am involved in the following events in the church: Church Clerk and Sunday school teacher for toddlers of parents attending Shiloh Baptist Church, 1400 Duke Street, Alexandria, VA.

The sale of alcohol around our children and family is not what I believe is good for our children and church.

Therefore, I am hoping and praying that you will not allow the additional spaces and the sale of alcohol requested by the owner of the soon-to-be restaurant at 1400 Duke Street.

Faithfully Submitted,

Elaine P. Augustus

**ELAINE P. AUGUSTUS** 



Date: 300016
Address: 5929 Dove Dr. Aler Va 22310
Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314
Re: Special Use Permit (SUP) 2016-0041
Dear City Council:
Morning into 1400 Dute St.  Durking & driving in the parking lat  Whildren is dangerous. Safety is  paramount. The 5'30 Am - midnight Teven  days a west is a regative impact wither hunch  (athythields to come



Date:

Address:

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

There to along to Shoth Beplot Church
is yearly. We also to people
and pupelly, we are trinking
of bod and we love on church
can chomes and on children we
wood your help this is to aly
bod and we love an church
we love each other as a scople
this is a large Howen, the elp
and wood love block the server to be the control of the co

1000

October 30, 2016

Honorable Allison Silberberg and Member of Council City of Alexandria, City Hall Room 2300

301 King Street

Alexandria, Virginia 22314

Re: Special Use Permit #2016-0041

#### Dear Members of Council:

I am Danny R. Ross, a 27 - year member of Shiloh Baptist Church of Alexandria, Virginia. I lived in City of Alexandria from 1990 to 2003. I am writing to express my disapproval of a request to allow a restaurant with alcohol, adjacent to our Church.

Shiloh has been a valuable community partner of the City of Alexandria for over 153 years. We partnered to build a senior citizens housing complex at corner of West and Duke Streets, across from the proposed restaurant. We have fed the homeless, provided clothing and mentor training to residents of Christ House on West Street and throughout Alexandria. This section of Old Town Alexandria is full of families. A restaurant is incompatible use inconsistent with the purpose of a church, housing complexes, offices and day care centers within 100 yards of proposed site.

Additionally, the parking around church and proposed restaurant is small and would not be enough space for all groups to co-exist. Offices, church, day care centers all have parking constraints that are made dramatically worse by a large restaurant operating over twelve hours a day. The increase in traffic and a large number of people constantly coming in and out of restaurant at varying hours would increase crime in this quite historic neighborhood.

Another major concern is the large number of small children that would be around the restaurant daily, whose lives could be placed in danger by use of alcohol at proposed restaurant. Alcohol use within 40 yards of Shiloh Baptist Church is inconsistent with historic traditional use of this area for over 153 years.

\*\* /. . \* .

No bars, restaurants or like establishments have ever operated on the corner of West and Duke Streets area. The City of Alexandria cannot suddenly allow this deviation from our rich cultural history of use. In an area that was once a slave pen, surely can respect the deep religious roots of this area of the city.

Again, please do not allow this change to the historic character of this neighborhood, by denying the Special Use Permit.

Respectfully yours,

Danny R. Ross

Chairman

**Board of Directors** 

**Shiloh Baptist Church** 

2203 Shiver Drive Alexandria, VA 22307 October 28, 2016

Honorable Allison Silberberg, Mayor Members of City Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Dear Mayor Silberberg and Members of the City Council,

We, Charles and Marjorie Price, are submitting this letter in opposition to the proposed special use permit 2016-0041.

We are long-term members of Shiloh Baptist Church and very concerned about the impact that the proposed restaurant would have on the congregation and the church facility. Shiloh is a congregation that has functioned continuously since it was established in the 1860s. Our membership has grown to the point that we needed to expand to the Worship Center located on Jamieson Avenue. Allowing a restaurant to be located in the same building would be counter to the spirit of worship represented by the church which currently resides in part of the same building.

The special use permit request reflects numerous areas of concern:

- The hours of operation would overlap with the operation of the church. This would create undue challenges for conducting services and meetings, especially with the inclusion of live entertainment. Placing a restaurant with a bar and live entertainment would create an environment contrary to that established by the church.
- The request to limit parking to the front of the church is unrealistic. Parking clearly exceeds that number of spaces now almost any time the Worship Center is in use. Making such a request indicates unwillingness to consider the existing needs of the church, as well as businesses currently located in the complex. Such a request implies a desire to push the church out of its current location. This point is being reinforced by the new owner limiting parking at this time, even though they are not occupying the structure. Traffic cones have actually been placed in the parking lot to prevent access to parking spaces.
- Request for an ABC license indicates that the restaurant owner realizes that lack of such
  will be a detriment to the success of the restaurant. The City Council acknowledges that
  this location is not the restaurant/retail area of Old Town, a point that should be given
  extremely serious consideration. Awarding a liquor license to an establishment in such

close proximity to the church offers the opportunity for the development of an unsatisfactory environment for our youth, our citizens of tomorrow. What is the message being sent when we are trying to guiding our children and young adults to make positive and healthy choices for their futures and they are asked to worship with a restaurant operating next door? Our concerns include possible conduct of clientele who have over-consumed while in the restaurant to the safety of individuals moving through the parking lot. We should not have to risk the physical, moral and spiritual safety of our congregants.

- Shiloh has supported the town houses and condominiums built in the surrounding blocks, expanding the neighborhood and increasing the diversity of the community. The concern is not about expansion in general, but inclusion of a business that is adverse to the community that has developed in this area. The restaurant/retail area of Old Town is only a few blocks away, easily accessible to those who desire to frequent these types of establishments.

The city of Alexandria has built its reputation, and a lot of its economy, on its role and image as a significant part of American history. Shiloh Baptist Church and Worship Center is an important part of that history, having been started during the years following the Civil War by free and emancipated African Americans. The leadership of Alexandria is encouraged to respect and honor the city's history in its totality, which includes the history of Shiloh Baptist Church from its inception until now. Not only is this an historical African American church, it is located in an area of the city that was overwhelmingly African American for many, many years.

The city government indicates there is a vision for how the city should develop and expand, while maintaining its historical heritage. We do not believe this includes putting a restaurant, with or without a liquor license, in the same building as a church.

This area of the city currently consists of office, institutional and residential entities. We strongly encourage you, the elected leaders of the City and the appointed Planning Commission members, to decline the request for a special use permit for a restaurant and maintain the area as it is. Although we write this letter as members of Shiloh Baptist Church, we strongly believe that these same types of concerns will be reflected by the surrounding daycares and businesses.

Respectfully submitted,

Charles L. Price

Marjorie Africe Marjorie H. Price

Cc: Mary Lyman, Chair

**Members of Planning Commission** 

### 10/30/16

### **Letter of City Council**

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22134

### **Letter to Planning Commission**

Mary Lyman Chair and Members of Planning Commission 301 King Street, Suite 2100 Alexandria, Virginia 22314

Appeal of Disciplinary Decision of with Drawer the Planning for an Alcohol Restaurant/Parking

Lot at 1400 Duke Alexandria, Virginia

Gene & Mary Lawrence 227 Buchanan Street Alexandria, Virginia 22314

We have been a residence of Alexandria, Virginia for over 50 years, and a real estate tax and personal property tax payer for the same amount of years. We would like to respectfully call your attention to a serious issue that may occur here at the Shiloh Baptist Church 1400 Duke Street. The Applicant of J & S Restaurant is seeking a special permit for a restaurant which is located in the same premises of Shiloh Baptist Church. This would cause a parking reduction for the members of the church. This restaurant is also seeking to receive an ABC alcohol license which may pose the following issues:

- Safety concerns about restaurant patrons consuming alcohol because of the parking areas especially with small children getting in and out of their cars
- Children and families are often walking in the parking lot
- Days a week and hours of operation may create congestion and confusion in an already busy parking lot.
- Difficulty finding a parking space could decrease attendance at the church

Please reconsider the possibilities of NOT pursing a Restaurant/Parking Lot on the premises of 1400 Duke Street Alexandria Virginia. This request is most humbly made for the safety of our seniors, children the members of Shiloh Baptist Church.

Gene and Mary Laurence City of Alexandria Residents and Members of Shiloh Baptist Church

Mark and Michelle Usher Members of Shiloh Baptist Church

Marquis and Miya Usher Members of Shiloh Baptist Church



### **Ionathan Newell**

1401 Jamieson Alexandria, VA 22314



October 30, 2016

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Dear Council Members,

As a member of Shiloh Baptist Church, I am strongly opposed to the establishment of a restaurant at 1400 Duke St. by J&S Restaurant. J&S is seeking a special use permit for a restaurant and parking reduction at 1400 Duke Street which is adjacent to Shiloh Baptist Church and a daycare center.

I believe the proposed use will have a substantial adverse effect upon, and is incompatible with, the use or enjoyment of adjacent and surrounding properties, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting public health, safety and general welfare as stated in Ordinance Section 11-504(B)(10).

My concern is in three areas: (1) Parking lot congestion, (2) Alcohol consumption, and (3) Inconsistent use.

<u>Parking lot congestion</u>: Shiloh and J&S share a parking lot, which has become increasingly congested. The introduction of a restaurant would only exacerbate an already contentious situation. The

- Parking lot is contiguous and shared among many property owners.
- Restaurant and Church's peak hours are similar. Therefore, parking will become further congested and the ingress and egress of parking area could become difficult.
- A restaurant is a business that will attract a denser ratio of people/square foot of space. This translates into more cars coming to the site.

### Alcohol consumption:

 Serious safety concerns about restaurant patrons consuming alcohol because the parking area, drive aisles and ingress / egress are shared with a Church and daycare centers. - Children and families are often walking in the parking lot.

### Inconsistent use:

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- This is not the restaurant / retail area of Old Town.
- Area mostly consists of office, institutional and some residential.

Ultimately, I believe these issues will decrease attendance at Shiloh, threatening a church that has stood in Alexandria for more than 150 years. I am depending on you as City Council members to protect the sanctity of Alexandria's sacred institutions and do what's best for its people.

Respectfully, New W



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1401 Jamieson Alexandria, VA 22314

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### Louise Nelson

1401 Jamieson Alexandria, VA 22314



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Hororable Allison Silberberg and Members y Council, City of Alexandria City Hall Room 2300 301 King Street Alepandria, VA 22314

100

Dear Members of Couriel, It is with deep corners that I write this letter. el have been a member a Shiloh Bretet Church of over 10 years. During that time, I believe that the alexandria City Council has always found four and supported our religious community. I am pleading that you will not Considering allowing J+5 Restaurant locate on The corner of 1400 Duke Street. The owners plan to sell alcoholic beverages in an area that is co-lordled with dangeares and our Church. Our Shiloh children and parents frequently, walk through the parking lot areas, which are already Congested, to ottend Sunday Dehool, This to simply not appropriate. The restaurants business hours will coincide with both the Church's peak hours and the peak traffer hours of the daycare. The trappic and

congestion that will increase sapity concerns for the exterie area. Shis is not a part of the retail area of Warrage Old Down and there are other residents living in the area that will also face negative impact from the addition of a restaurant in this high trappic area. Members if our Church will be forced to park on Dake Street or in the sesidential areas due to lack of parking. The sesidential areas due to lack of parking. This will further cause congestion. Please show pupport to our Church by disapproving this inequest. It will ensure the continued this inequest. It will ensure the continued health and pagety of our community.

Sincerely Sawama Smill 703-922-8902 hm. 703-927-4582 cell.

### Brandon Alexander

1401 Jamieson Alexandria, VA 22314

October 30, 2016

Honorable Allison Silberberg and Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

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Honorable Allison Scherberg 4 Members of the Council City of Mexicadria City Hall Loom 2300 300 King Street Alexandria, VA22314

Mayor Silberburg,

example.

law writing this lefter to Express concern & Over the proposed plans of a resturant at 1400 Buke Street. Along with members of the historic Shelsh Boptist Church are opposed to this plans for various reasons.

The parking lot that servounds the boulding is Shared among the various owners to include the Bay Care Canter and others. This will be a challenge as the restrainment and the Cheerch will share prak hours especially during Sunday neorning worship Services. Lack of parking spaces could near less attendance at Shiloh.

We also understand that alcohot will be served at this location. This brings about a safety concern with the new ber of Children Heat are coming a going within this area. The last thing we dred is

to have an accident unvolving a patron of the restrant of a child or their family. Buring the Evening hour at the church, there are various activities to include Choir retransals & Bible Study, Therefore, there is a security concern as well.

This area is not known for having a facility of this type. Since I have attended blue to this brulch has however a compilter school, day care center & the administrative office for the cherch of restreament in this building is not consistent with the surrounding Jusinesses.

We pray that you along with the City Council will consider the veasons stated above to not have this

restrearcut open.

garan da

Thank you & God bless Leveus Ernith FROM: Edith H. Hill October 27, 2016 5351 Taney Ave Apt 100 Atexandria, UA 22304

To: Honorable Allison Silber begg And Members
of Council
City of Alexandria
City Hall Room 2300
301 King Street
Alexandria, VA 22314

RE. Plans for special ilsepermit for a restrurant and PARKing at 1400 Duke Street

To All Concerned;

I have been a resident of Alexandria for over "25"
years. During this time, I have become aware of the
sicreased Congestion along the Duke street corrider from
a Van Down Street to Patrick St.

I believe the addition of the restaurant would add additional and additional flow of traffic which would adversely affect the area.

Currenty, the parking area around 1400 Duke and 1400

famism becomes a shortcut for cars to use when
the traffic is heavy in the intersection of Duke and
West to street. This is very visible cluring the
rush hour "peaks of 0800 A.m. 0900 Arm and more so
derring the sea evening rush hour \$1500-1800. Note's
cluring that time trafficies converging on Duke as traffic
from Westati Duke and Jamison theoding last to Poute one

# Edith H. Hill

merge into a slow moving mass.

The introduction of an establishment such as a restaurent is going against the current climate of offices Day schools, and relegious establishments. All of these reside in this section without much conflict due to parking or noise.

Delieve the current establishments work well together because they their services and not add to as or take away from access to parking an state

One last note - The parking that would be limited to Shiloh Baptist Church, that group along formison, is already that being used from time to time, by delivery trucks, maintenance vahiles, and personal visitors to the gated complex at the end of gamisin. This use is not legal, however, it is being done.

My final question is how has the City addressed to. the access and parking issue? Better yet how do your city officials, plan to start addressing this issue.

The Congestion affects everyone along Duke street. Not Just Shiloh Baptist Church.

Sercerely H. Hell



Date: October 30, 2016 Address: 128 Roberts Lune Unit 200 auxandria, VA 22314

Honorable Allison Silberberg & Members of Council City of Alexandria City Hall Room 2300 301 King Street Alexandria, VA 22314

Re: Special Use Permit (SUP) 2016-0041

Dear City Council:

I am a 17-year resident of the city of alexandra and I have seen much progress over the last nearly 2 decades. It has come to my attention that there is a Special Use Permit (SUP) before your for approprial of a restaurant to be located at 1400 Duke Street.

In my experience, it would appear that a lacetion adjacent to a worship center and directly across the street from 153 years - Ad historidal Church, might not be the post appropriate place for a restaurant and lon.

Shiloth Baptist Church is home to worship and learning activities on different days is times overly week. We aren't restricted to I home on

Sunday Our families with Children i teens school and when not in the main sanchary have to cross the for Church School. There are some of our families Who Travel from Outside of Hexandria som distance just to exercise their right to peaceally assemble and worship freely tarking is needed for them and would be directly impacts adoptine the SUF for 1400 Dulle. I strongly incourage the City Cornel to Consider the Zone for 1400 Duke, as it considers whather or not to approve the SUP. The neighborry Strucker are prostly lendental. Mixed-Use properties Can be found lest on Duke Sweet and North and East from West Street, along the King Street ander and north and South along Washington Street. The members of Sheloh Byptest Church Would like to growous congregation for years to environment conducive to worship and learning. We hope the process by which the would be reviewed Property at 1400 Dule St. Was sold and considered whether or not it was in good faith. Is a member of the Church and I be spectfully ask that you viege SUP for a drestowant and Var at NATALIE A. GRAVETTE