



Special Use Permit #2016-0077
1508 Mount Vernon Avenue – The Junction Bakery

Application	General Data	
Public hearing and consideration for an amendment to SUP #2015-0102 to allow off-premises alcohol sales.	Planning Commission Hearing:	January 5, 2016
	City Council Hearing:	January 28, 2016
Address: 1508 Mount Vernon Avenue	Zone:	CL/Commercial Low
Applicant: Noe Landini	Small Area Plan:	Potomac West

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

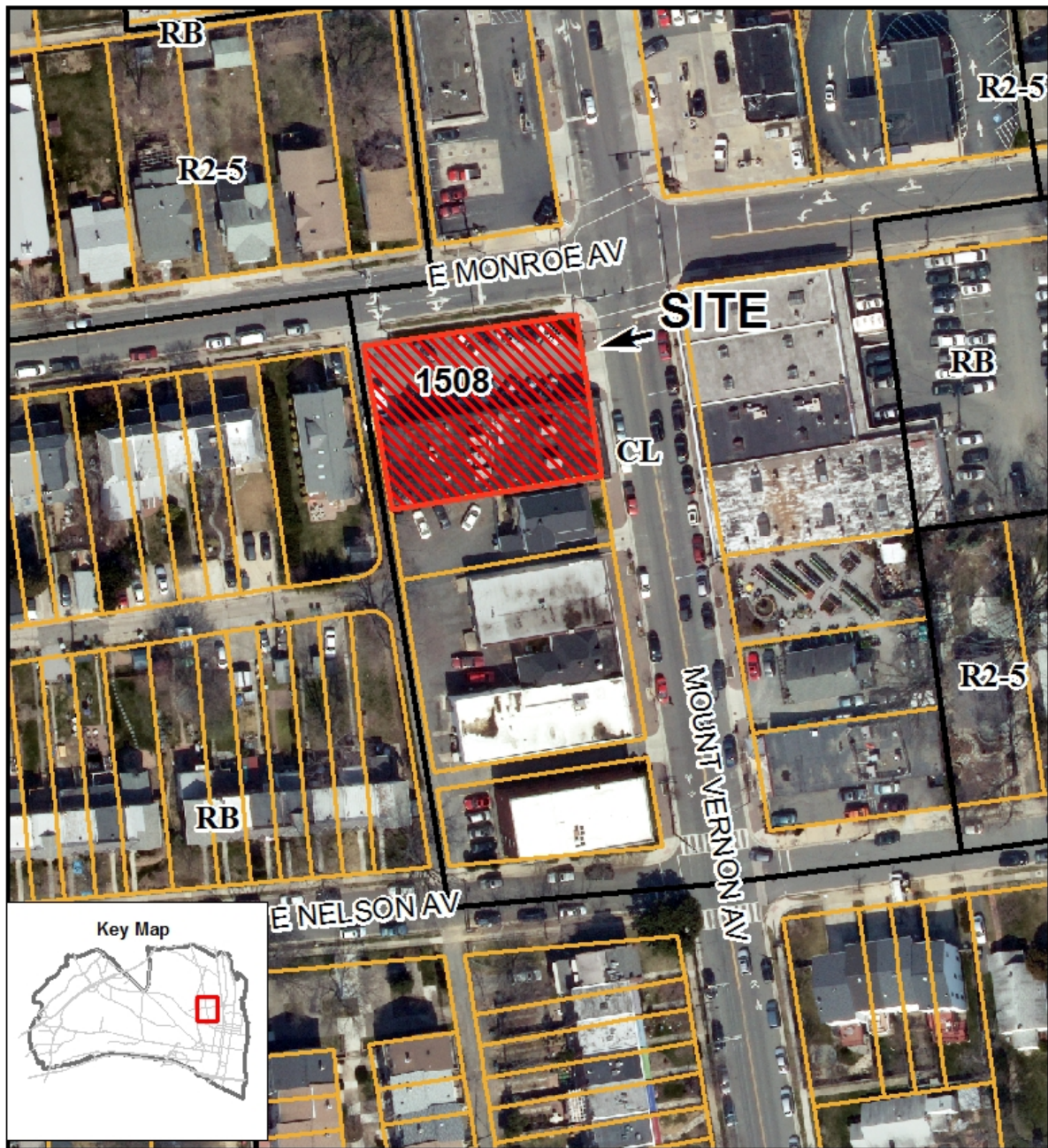
PLANNING COMMISSION ACTION, JANUARY 5, 2017: On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission recommended approval of the request with an amendment to Condition 4, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Wasowski absent.

Reason: The Planning Commission agreed with staff analysis.

Vice Chairman Macek recommended amending Condition 4 to allow for a broader range of music types should the applicant choose to provide limited live entertainment at the restaurant.

PLANNING COMMISSION ACTION, DECEMBER 6, 2016: Without objection, the Planning Commission deferred Special Use Permit #2016-0077.

Reason: Written notice did not comply with requirements.



SUP #2016-0077
1508 Mount Vernon Avenue



I. DISCUSSION

The applicant, Noe Landini, requests to amend SUP #2015-0102 for permission to sell off-premises beer and wine from an existing restaurant at 1508 Mount Vernon Avenue.

SITE DESCRIPTION

The subject site is located on one corner parcel of record. The parcel has 90 feet of frontage on Mount Vernon Avenue, 120 feet of frontage on East Monroe Avenue, and a lot area of 11,244 square feet. It is developed with a one-story 5,400 square foot commercial building and a 15-space parking lot.

A mix of commercial uses — personal service, restaurant, retail, and automobile service stations — surround the restaurant to the east, north, and south. Single family dwellings and townhouses are located to the west.



BACKGROUND

City Council approved SUP #95-0205 in February 1996 for a restaurant use at the subject site. City Council subsequently supported several amendments to the restaurant SUP between 1996 and 2001. Special Use Permit #96-0156 was approved in November 1996 for additional seating, outdoor dining, and an increase in hours of operation. Encroachment #96-0005 was also approved at the same time to permit the outdoor dining on the sidewalk right-of-way and for an awning. Live entertainment was authorized through SUP #98-0119 in November 1998 and on-premises alcohol sales as well as extended hours of operation were approved in May 2001 through SUP #2001-0020. City Council approved ENC #99-0001 to permit the use of the public alleyway at the rear of the restaurant for customer and employee parking. City Council supported SUP #2002-0024, a one-year review of the previous approval, which also addressed resident concerns related noise from supply deliveries and employees parking on nearby streets.

Staff administratively approved Special Use Permit #2015-0102 in November 2015 for the change ownership for the existing restaurant, which included a retail bakery and accessory catering, from Barbara Mancini to Noe Landini. The business re-opened as Junction Bakery in July 2016.

The certificate of occupancy inspection in July 2016 revealed that conditions of the SUP required compliance prior to issuance of a permanent certificate of occupancy. Pursuant to Condition 22, the parking lot was to be re-paved and re-striped and Condition 32 required the outdoor dining area to be separated by a barrier on all sides. A recent re-inspection revealed that the applicant is in compliance with all SUP conditions. Staff has received resident complaints regarding employees parking on the street. The applicant was informed that Condition 37 required

employees to park off-street and the restaurant manager agreed to comply.

The application was deferred from the December docket as noticing requirements were not met.

PROPOSAL

The applicant requests to sell off-premises beer and wine from The Junction Bakery, a restaurant offering a bistro menu, at 1508 Mount Vernon Avenue. Beer and wine would be sold from the counter, where patrons order meals, baked goods, and beverages for dine-in or carry-out.

A summary of the applicant's operation is:

<u>Hours of Operation:</u>	7 a.m. to 5 p.m., Sunday -Wednesday 7 a.m. to 11 p.m., Thursday - Saturday
<u>Number of Seats:</u>	55 indoor 8 outdoor
<u>Type of Service:</u>	Counter and carry-out
<u>Delivery:</u>	Catering delivery with one van
<u>Live Entertainment:</u>	No live entertainment
<u>Alcohol:</u>	On-premises alcohol service exists. Off-premises alcohol is proposed
<u>Employees:</u>	Up to 25 employees
<u>Odors:</u>	Cooking odors are controlled by commercial-grade hoods
<u>Noise:</u>	No significant noise or odors
<u>Trash/Litter:</u>	Trash is collected twice a week by private hauler.

PARKING

Section 8-200(A)(8) of the zoning ordinance requires one off-street parking space for every four restaurant seats. The applicant provides 15 spaces in the on-site parking lot to accommodate the 60 seats which are permitted at the restaurant. Section 11-513(M)(3) exempts restaurants from providing parking spaces for the first 20 outdoor dining seats.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CL Zone and in the Mount Vernon Avenue Urban Overlay Zone. Section 6-603(D)(1) permits restaurants and 6-603(D)(2) permits outdoor dining with

administrative Special Use Permit approvals in the Mount Vernon Avenue Urban Overlay Zone. Retail bakeries are a permitted use in the CL Zone according to Section 4-102(K).

The property is located within the Potomac West Small Area Plan that designates it for commercial use. It is also sited within the Mount Vernon Business Area Plan that supports restaurant uses and outdoor dining along the Mount Vernon Avenue commercial corridor.

II. STAFF ANALYSIS

Staff supports the applicant's SUP request to amend SUP #2015-0102 for permission to sell off-premises beer and wine from an existing restaurant and retail bakery at 1508 Mount Vernon Avenue. Selling off-premises alcohol would provide the applicant with the opportunity to expand its business and to offer patrons the option to include a beer and wine purchase with their carry-out meals. Impacts are not expected as the restaurant operation is relatively small and off-premises beer and wine sales would represent a minor percentage of total sales. In addition, impacts have not resulted from off-premises beer and wine sales that have been approved at restaurants, such as Del Ray Pizzeria, Bastille, Lost Dog, and Sonoma Cellar. The Del Ray Land Use Committee has expressed support for the applicant's request. Staff has added conditions to minimize potential impacts related to off-premises alcohol sales. Single servings of beer and wine coolers are restricted in Condition 40 and employee training to prevent underage drinking is mandated in Condition 34.

Conditions have been carried forward from SUP #2015-0102. Amended conditions include Conditions 31 and 38 which require the applicant to contact Go Alex, a City service designed to assist businesses with the management of patron and employee parking. Condition 32, referencing the encroachments, has been amended to include all encroachment conditions. Further, staff has added conditions to minimize environmental impacts, such as prohibiting exterior power washing (Condition 41); storing chemicals, detergents, and cleaners properly (Condition 42); and securing the storage of used cooking oil (Condition 43).

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

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP #95-0205)
2. Indoor seating shall be provided for no more than 60 patrons. (P&Z) (SUP #2015-0102)
3. Condition deleted. (SUP #96-0156)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** Live entertainment shall be limited to an occasional small combo of ~~jazz or folk music~~ musicians. 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 the food service as well as the entertainment. ~~(SUP #95-0205) (PC)~~

5. The hours of operation shall be limited to 6:00 A.M. to 10:00 P.M. Sunday through Thursday, and until 12:00 Midnight on Fridays and Saturdays. Outdoor seating shall be limited to 8:00 A.M. to 8:00 P.M. daily. (P&Z) (City Council) (SUP #2001-0020)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (SUP #95-0205)
7. **CONDITION AMENDED BY STAFF:** On-site alcohol service is permitted; ~~no off-premise sales are permitted.~~ (P&Z) ~~(SUP #2001-0020)~~
8. No food, beverages, or other material shall be stored outside. (SUP #95-0205)
9. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be placed, stored inside, or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. ~~Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals.~~ 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) ~~(SUP #96-0156)~~
10. Condition deleted. (SUP #96-0156)
11. Condition deleted. (SUP #2015-0102)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (SUP #95-0205)
13. **CONDITION AMENDED BY STAFF:** 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) (P&Z) ~~(SUP #95-0205)~~
14. **CONDITION AMENDED BY STAFF:** 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) (P&Z) ~~(SUP #2015-0102)~~
15. Condition deleted. (SUP #2015-0102)

16. Loading or unloading shall occur only between 7:00 AM and 10:00 PM, and no loading or unloading shall occur from the City right-of-way unless authorized by staff. (City Council) (P&Z) (SUP #2015-0102)
17. Condition deleted. (SUP #2015-0102)
18. Condition deleted. (SUP #96-0156)
19. Condition deleted. (SUP #2015-0102)
20. The applicant shall maintain a landscape plan which includes site lighting, a screened dumpster, and parking screening along Mount Vernon Avenue and East Monroe Avenue to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2015-0102)
21. All landscaping at the site shall be maintained in good condition by the applicant. (P&Z) (SUP #2015-0102)
22. The applicant shall restripe the parking lot and maintain the parking lot paving in good repair. (T&ES) (P&Z) (SUP #2015-0102)
23. All exterior work shall be in compliance with the Mount Vernon Avenue Guidelines. (SUP #95-0205)
24. Condition deleted. (SUP #2015-0102)
25. Condition deleted. (SUP #2015-0102)
26. Condition deleted. (SUP #2002-0024)
27. The applicant shall direct or shade parking lot lighting away from adjacent residences to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP #96-0156)
28. The dumpster shall be located adjacent to the building as depicted on the plat referenced in Ordinance #4048 and shall be completely screened from public view to the satisfaction of the Director of Planning and Zoning, with the requirement that the dumpster be serviced at least three times a week. (P&Z) (City Council) (SUP #2001-0020)
29. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (City Council) (SUP #2001-0020)
30. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval 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 a result of a complaint that rises to the level of a violation, 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) ~~(SUP #2015-0102)~~

31. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~Within 60 days of SUP approval, the business shall contact the Transportation Planning Division at 703-746-4686~~ Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z) ~~(T&ES) (SUP #2015-0102)~~
32. **CONDITION AMENDED BY STAFF:** The applicant must comply with all conditions listed in ENC #96-0005 and ENC #99-0001. (P&Z) ~~(SUP #2015-0102)~~
- A. The applicant (and his or her successors, if any) obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his or her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (P&Z) (City Atty) (ENC #96-0005) (ENC #99-0001)
- B. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure or projection that encroaches into the public right-of-way, within 60 days, upon notification by the City. (P&Z) (T&ES) (ENC #96-0005) (ENC #99-0001)
- C. The applicant shall maintain a minimum width of five feet of public sidewalk adjacent to the entire length of the proposed encroachment. (T&ES) (ENC #96-0005)
- D. The applicant shall provide a detailed dimensional drawing showing the relationship of the proposed encroachment to the sidewalk at the south side of the property. (T&ES) (ENC #96-0005)
- E. The applicant shall maintain a separation between the encroachment area and the public sidewalk with a physical barrier. (T&ES) (ENC #96-0005)
- F. The dumpster shall not interfere with access out of the driveway on East Monroe Avenue. (T&ES) (ENC #99-0001)
- G. The applicant shall install permanent bollards at the corners of the exposed screening to the satisfaction of the Director of Planning and Zoning. (P&Z) (ENC #99-0001)

- H. City Council granted the request for the encroachment for the purpose of customer and employee parking, but not for the dumpster, and included in the approval a requirement that the dumpster be located adjacent to the concrete ramp, that it be relocated and screened within 30 days from Council's approval, and included the drawing that is attached to the memorandum dated March 31, 1999, as part of the record to indicate the location of the dumpster. (City Council) (ENC #99-0001)
33. The maximum number for outdoor seats shall be eight. (P&Z) (SUP #2015-0102)
34. **CONDITION AMENDED BY STAFF:** 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~~ to prevent the underage sale of alcohol. (P&Z) ~~(SUP #2015-0102)~~
35. **CONDITION AMENDED BY STAFF:** 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. (P&Z) (T&ES) ~~(SUP #2015-0102)~~
36. **CONDITION AMENDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z) (T&ES) ~~(SUP #2015-0102)~~
37. The applicant shall require its employees who drive to use off-street parking. (P&Z) (SUP #2015-0102)
38. **CONDITION AMENDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact ~~Local Motion at 703-746-4686 or~~ www.alexandriava.gov/LocalMotion Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z) (T&ES) ~~(SUP #2015-0102)~~
39. **CONDITION AMENDED BY STAFF:** At such time as an organized parking program is adopted by City Council to assist with employee or customer parking for the area in which the subject property is located, such as a shared parking program or the Park Alexandria program, the applicant shall participate in the program. (P&Z) (T&ES) ~~(SUP #2015-0102)~~
40. **CONDITION ADDED BY STAFF:** Off-premises alcohol sales may be permitted at the restaurant. Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold in bottles of at least 375 ml. Fortified wines (or wine with an alcohol content of 16.5% or more by volume) may not be sold unless in the form of dessert wines, premium ports, sherries, madeiras, and similar wines. (P&Z)

41. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
42. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
43. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) 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)

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

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Transportation Planning has no comments.

Previous Conditions:

9. **Condition Amended by Staff:** Trash and garbage shall be placed stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. ~~Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals.~~ 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)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP2015-00102)
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22. The applicant shall restripe the parking lot and maintain the parking lot paving in good repair. (T&ES)(P&Z) (SUP2015-00102)
27. The applicant shall direct or shade parking lot lighting away from adjacent residences to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (SUP96-0156)
31. **Condition Amended by Staff:** 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 the Transportation Planning Division at goalex@alexandriava.gov 703-746-4686 for information on establishing an employee transportation benefits program. (P&Z)

35. **Condition Amended by Staff:** 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. (P&Z)(T&ES)
36. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z) (T&ES) (SUP2015-00102)
38. **Condition Amended by Staff:** 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 goalex@alexandriava.gov ~~Local Motion at 703-746-4686 or~~ www.alexandriava.gov/LocalMotion for more information about available resources. (P&Z)
39. At such time as an organized parking program is adopted by City Council to assist with employee or customer parking for the area in which the subject property is located, such as a shared parking program or the Park Alexandria program, the applicant shall participate in the program. (P&Z) (T&ES) (SUP2015-00102)

New Conditions:

- R-1 **Added by Staff:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 **Added by Staff:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-3 **Added by Staff:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) 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)

City Code Requirements:

- C-1 **Added by Staff:** The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 **Added by Staff:** 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:

No comments received

Fire:

No comments or concerns

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, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0077

PROPERTY LOCATION: 1508 Mt. Vernon Ave., Alexandria, VA 22301

TAX MAP REFERENCE: 043.02-09-13

ZONE: _____

APPLICANT:

Name: Noe Landini

Address: 1508 Mt. Vernon Ave., Alexandria, VA 22301

PROPOSED USE: Wine & Beer Off Premises

☐ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Noe Landini
Print Name of Applicant or Agent

1508 Mt. Vernon Ave.,
Mailing/Street Address

Alexandria, VA 22301
City and State Zip Code

[Signature]
Signature

703-836-8404
Telephone #

703-549-3596
Fax #

9/19/2016
Date

claudell@landini-brothers.com
Email address

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

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

REVISED

SUP # 2016-0077

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1508 MOUNT VERNON AVENUE, I hereby
(Property Address)
grant the applicant authorization to apply for the OFF-PREMISES ALCOHOL use as
(use)
described in this application.

Name: Barbara Mancini Phone: 703 5485816
Please Print
Address: 100 E Monroe Ave Alex Va Email: rpdwoman@aol.com
Signature: Barbara Mancini Date: October 10, 2016

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than 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
1. <u>Noe Landini</u>	<u>726 Timber Branch Dr. Alexandria, VA</u>	<u>51 1/2</u>
2. <u>Nathan Hatfield</u>	<u>503 E. Nelson Ave. Alexandria, VA</u>	<u>49 0/100</u>
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1308 Mt. Vernon Ave. Alex. VA (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
1. <u>Barbara Mancini Mention Management</u>	<u>100 East Monroe Ave. Alexandria, VA 22301</u>	<u>100 0/100</u>
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>N/A</u> <u>Noe Landini</u>	<u>NO</u>	<u>NO</u>
2. <u>Nathan Hatfield</u>	<u>NO</u>	<u>NO</u>
3. <u>Barbara Mancini Mention Management</u>	<u>NO</u>	<u>NO</u>

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10-7-16

Date

Noe Landini

Printed Name

[Signature]

Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

We are in possession of the on/off premise license from
VA ABC - purpose of this license is to sell wine/beer
off premises.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

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

55 AT ANY TIME maximum; morning, day
OR NIGHT

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

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

25 AT ANY TIME

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

Day:

SUNDAY - WEDNESDAY

Hours:

7am - 5pm

THURSDAY - SATURDAY

7am - 11pm

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

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

NONE

B. How will the noise be controlled?

N/A

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

NONE

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

NONE

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

NONE

- C. How often will trash be collected?

TRASH IS COLLECTED TWICE / WEEK BY EXISTING SUP

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

WILL ENCOURAGE PATRONS TO TAKE PRODUCTS HOME

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

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

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Application Materials

10/3/2016

If yes, provide the name, monthly quantity, and specific disposal method below:

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

WELL LIT PARKING LOT ; VIDEO SURVEILLANCE

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

EXISTING ALCOHOL SALES INCLUDE LOCAL BEER

AND BOUTIQUE WINES. PROPOSED USE IS TO

INCLUDE OFF PREMISE (TAKE HOME) SALES OF

WINE AND BEER

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

ABC LICENSE ALREADY INCLUDES ON AND
OFF PREMISE SALES. THE PROPOSED OFF
PREMISE SALES WOULD ACCOUNT FOR
1-5% OF OUR TOTAL ALCOHOL SALES

PARKING AND ACCESS REQUIREMENTS

SUP2016-0077

Application Materials

10/3/2016

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

20 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
ONE TIME PER WEEK
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
ONCE PER WEEK

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

ACCESS IS ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

100 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

- ☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



SUPPLEMENTAL APPLICATION

RESTAURANT

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

1. How many seats are proposed?

Indoors: 55 Outdoors: _____ Total number proposed: _____

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) 8 Yes _____ No

Beer and wine — on-premises 8 Yes _____ No

Beer and wine — off-premises 8 Yes _____ No

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

BISTRO STYLE MENU AS WELL AS FRESH BAKED BREAD
AND PASTRIES

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

8 table service _____ bar 8 carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? _____ Yes _____ No

Where will delivery vehicles be parked when not in use?

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

_____ Yes 8 No

If yes, please describe:

SUP # _____

Parking impacts. Please answer the following:

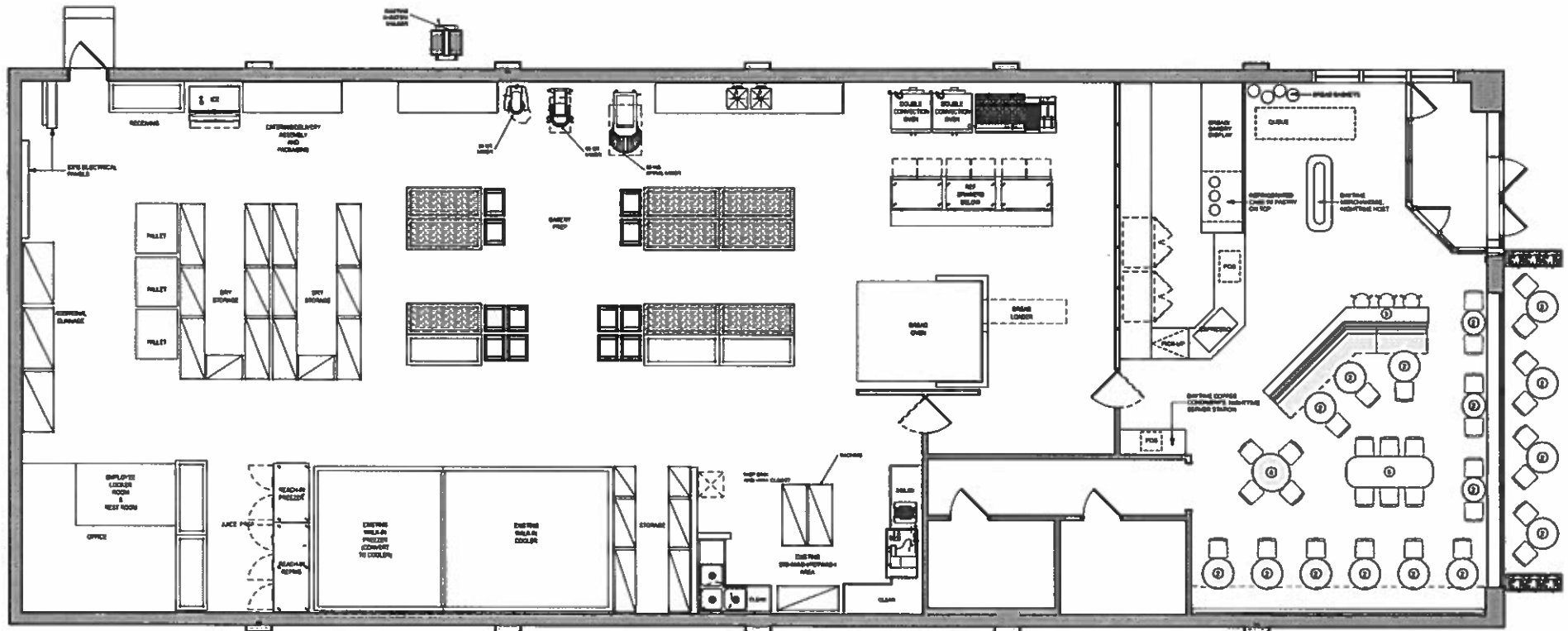
1. What percent of patron parking can be accommodated off-street? (check one)
☒ 100%
☐ 75-99%
☐ 50-74%
☐ 1-49%
☐ No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
☒ All
☐ 75-99%
☐ 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

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

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

1. Maximum number of patrons shall be determined by adding the following:
+ ☒ Maximum number of patron dining seats
+ _____ Maximum number of patron bar seats
+ _____ Maximum number of standing patrons
= ☒ Maximum number of patrons
2. _____ 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

SEAT COUNT Interior 37 Exterior 8

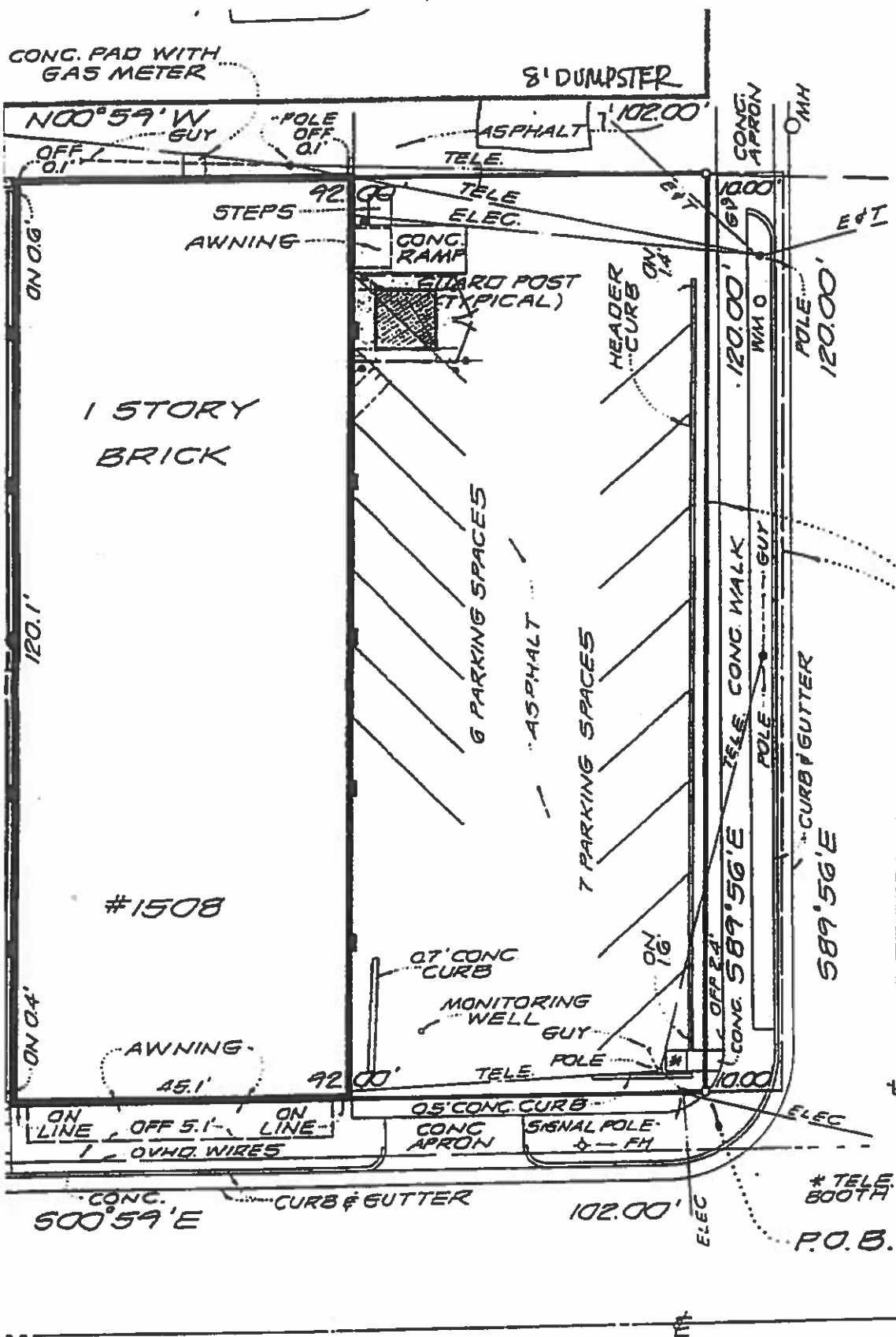


1 First Floor
Scale: 1/8" = 1'-0"

CORE

1010 Wisconsin Ave NW, Suite 405
Washington, DC 20007
t 202.466.6116 f 202.466.6235
w coredc.com e gen@coredc.com

Bakery Concept 15.1
Noe Landini
Test Fit
Project Number 15015.00
Printed 5/15/15
© core group, pc 2015



To 3/31/77 docket
memo for ITEM #16,
4/17/99 Council
meeting

EAST MONROE AVENUE
50' R/W

LESS EXCEPT 1200# TO THE
BOARD OF SUPERVISORS
OF ARLINGTON COUNTY, VIRGINIA
(DEED BOOK 285, PAGE 152)

NON AVENUE
50' R/W

E Monroe Ave

E Monroe

Walgreens



Junction Bakery & Bistro

Dr. Dora
Adâmpoulos, OD

Greenstreet

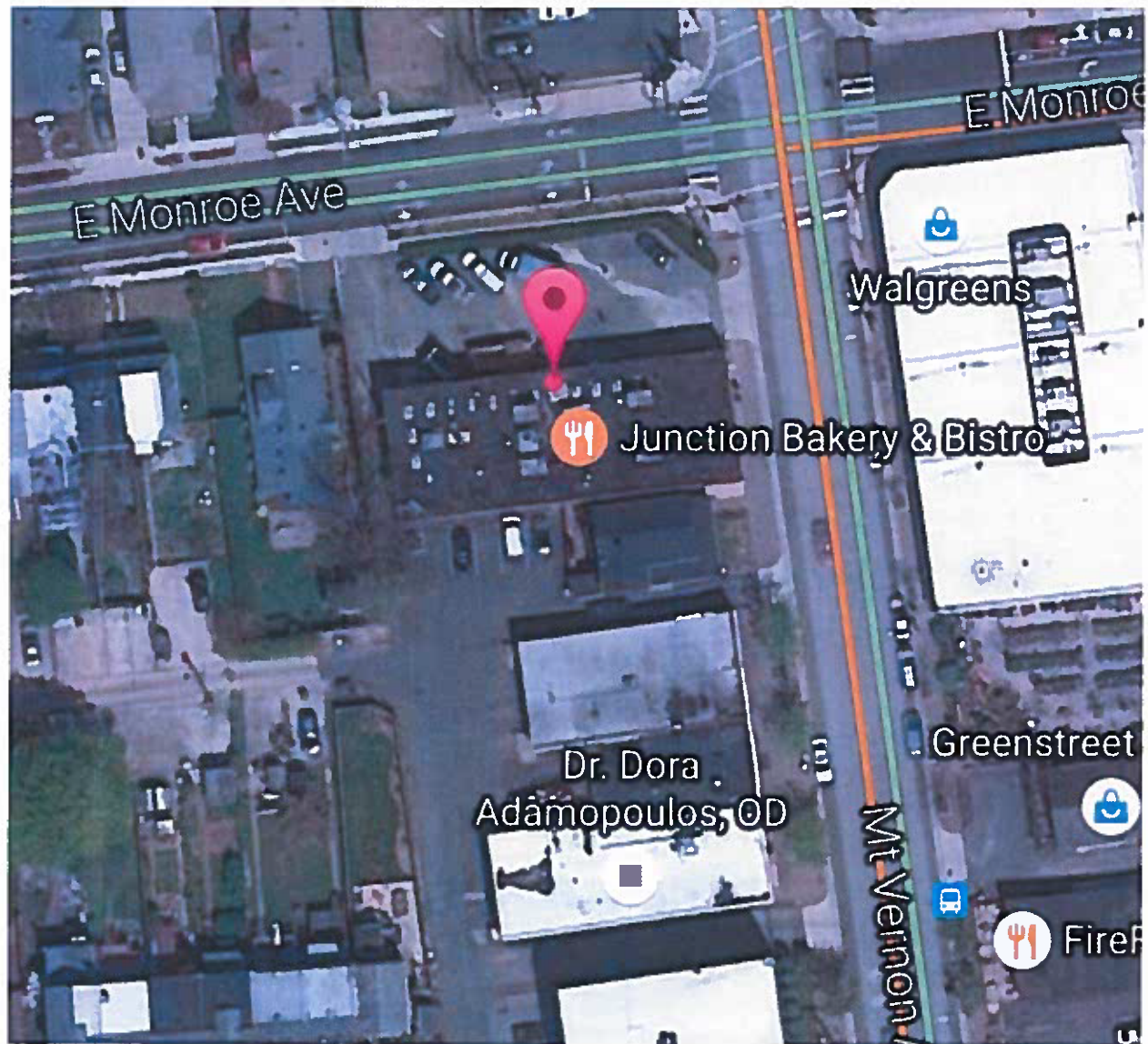
Mt Vernon



Fire



ARIEL VIEW OF JUNCTION BAKERY & BISTRO
BAKER'S BREAD LLC



1508 MT. VERNON AVENUE
ALEXANDRIA, VA 22301



SUP2016-0077
Application Materials
10/3/2016



1508 MT. VERNON AVENUE
ALEXANDRIA, VA 22301

JUNCTION BAKERY & BISTRO
BAKERS BREAD LLC

SUP2016-0077
Application Materials
10/3/2016



1508 MT VERNON AVENUE
ALEXANDRIA, VA 22301

DEL RAY CITIZENS ASSOCIATION

www.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

November 16, 2016

Karl W. Moritz, Acting Director, Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

Dear Mr. Moritz,

On November 10th, 2016, the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed Case # SUP2016-0077, Junction Bakery, 1508 Mt. Vernon Ave. No citizens from the neighborhood came to speak against the project.

The DRCA LUC voted 6 to 1 in support of the application with the following conditions:

- On and off-premises alcohol sales may be permitted at the restaurant. Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold in bottles of at least 375 ml.

Due to the fact there was not a regular meeting of the DRCA, the membership did not have the opportunity to vote on the SUP.

Sincerely,

Kristine Hesse, Co-chair, DRCA Land Use Committee
Danielle Fidler, Co-chair, DRCA Land Use Committee

Cc:
Ann Horowitz, Staff Reviewer