



Docket Item #11

Special Use Permit #2017-0083

10 East Glebe Road (parcel address: 2 East Glebe Road)

Meridian Place Foods Group, LLC

Application	General Data	
Request: Public hearing and consideration of a request to add outdoor dining, extend hours, and add off-premises alcohol sales to an existing restaurant.	Planning Commission Hearing:	September 5, 2017
	City Council Hearing:	September 16, 2017
Address: 10 East Glebe Road	Zone:	CL / Commercial Low
Applicant: Meridian Place Foods Group, LLC	Small Area Plan:	Potomac West

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

Staff Reviewer: Madeleine Sims, madeleine.sims@alexandriava.gov



Special Use Permit #2017-0083
10 East Glebe Road (parcel address:
2 East Glebe Road)



I. DISCUSSION

The applicant, Meridian Food Groups, LLC, requests Special Use Permit approval for extended hours, additional outdoor seating, and off-premises alcohol sales at an existing restaurant at 10 East Glebe Road.

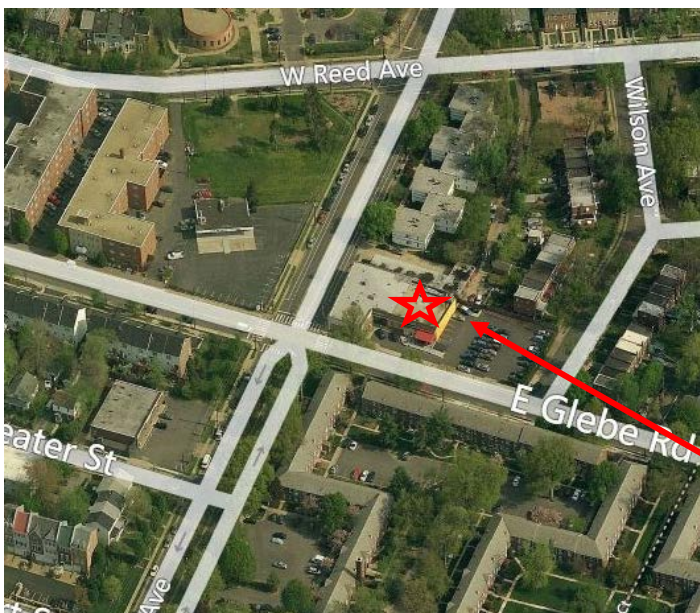
SITE DESCRIPTION

The subject site is two lots of record. The first contains a one-story commercial building, with three tenant spaces, including the subject restaurant; this lot has 121 feet of frontage on East Glebe Road, 100 feet of frontage on Commonwealth Avenue, and a total lot area of 12,500 square feet. The second lot, which contains the parking associated with the commercial building, has 129 feet of frontage along East Glebe Road, 100 feet of frontage along Wilson Avenue, and has a total lot area of 12,900 square feet.

The site is developed with a single story commercial building with approximately 9,600 square feet of floor area containing the subject restaurant, a dry-cleaning business, and a health clinic operating under the name Neighborhood Health.



Figure 1: Subject site in red, subject restaurant in blue.



The surrounding area is comprised primarily of residential homes (townhouses, apartments, and single family dwellings), however the site is near to other commercial and institutional uses. The subject site is bordered by residential townhomes and apartments to the north and south. A church is located across Commonwealth Avenue to the northwest, and the Del Ray Center is one block to the southwest.

Figure 2: Subject site and surrounding area.

BACKGROUND

The subject site has hosted a restaurant since 1964. The restaurant, Chez Andree, operated under grandfathered status, until the approval of SUP #2009-0077 to make changes to its operation including the addition of outdoor seating. Chez Andree operated from the subject site from 1964 until 2016, when a change of ownership from Steven Lecureux to Meridian Place Food Group, LLC was approved under SUP #2016-0034.

The current restaurant, operating under the name Northside 10, has 100 indoor seats and 12 outdoor seats located at the front of the restaurant. The indoor portion of the restaurant operates between 6 a.m. and 12 a.m., daily, while the outdoor seating area is limited to between 6 a.m. and 11 p.m. Sunday through Thursday, and closes at 12 a.m., Friday and Saturday. The restaurant has been in violation of its SUP on multiple occasions. In February 2017, staff noted violations of Condition #14, which prohibits outdoor speakers. The applicant removed the speaker after the warning was issued. In April of 2017, staff issued a warning to the applicant for violations of Conditions #12 and #19, early deliveries and trash accumulation. In May 2017, the applicant was warned of a violation of Condition #3 regarding outdoor seating. Upon a repeat inspection staff noted the violation had been abated. In August of 2017, the applicant was issued a ticket for again violating Condition #3, for outdoor seating.

PROPOSAL

The applicant proposes to expand the operating capacity of the existing restaurant by adding an additional 8 outdoor dining seats, extending the closing hour to 2 a.m. daily, and offering off-premises alcohol in the form of bottled wine and growlers for beer.

Hours of Operation:

Existing

Indoor: 6 a.m. – 12 a.m., daily
Outdoor: 6 a.m. – 11 p.m., Sunday – Thursday
6 a.m. – 12 a.m., Friday – Saturday

Proposed

Indoor: 6 a.m. – 2 a.m., daily
Outdoor: 6 a.m. – 11 p.m., Sunday – Thursday
6 a.m. – 12 a.m., Friday - Saturday

Number of Seats:

Existing

100 indoor seats
12 outdoor seats
60 total seats

Proposed

100 indoor seats
20 outdoor seats
120 seats

Alcohol Sales:

Existing: On-premises.

***Proposed:* On-premises and off-premises.**

PARKING

A restaurant with 100 indoor seats and 20 outdoor seats is required to provide 25 parking spaces pursuant to Section 8-200 of the Zoning Ordinance. The applicant provides the required 25 parking spaces on the adjacent parking lot and thus meets the requirement.

ZONING/MASTER PLAN DESIGNATION

The subject site is located within the CL / Commercial Low zone. Section 4-103 allows restaurants that exceed administrative standards by Special Use Permit approval. The Potomac West small area plan, proposes uses consistent with the CL zone and that serve local neighborhoods. The current operation aligns with the small area plan.

II. STAFF ANALYSIS

Staff supports the applicants request for off-premises alcohol and added outdoor seats. An expanded outdoor seating area would provide an added service to patrons and encourage a more active pedestrian scene along this busy street. Staff does not anticipate that eight additional seats would intensify already existing impacts created from an outdoor dining area, nevertheless staff has continued forward conditions limiting outdoor dining hours and requiring the area to be washed and maintained at the close of business each day.

Staff does not anticipate negative impacts from the request for off-premises alcohol sales. The sale of craft beer and fine wines is unlikely to generate negative impacts, and staff finds the request to be reasonable for some restaurants. In addition, the applicant has demonstrated that it is already licensed by the ABC to sell off-premises alcohol, and thus meets the requirements set forth by the ABC. Staff also

continues forward Condition #10, requiring the applicant to educate staff not only on SUP provisions but also on preventing underage alcohol sales.



Figure 3: Outdoor dining area to include 8 additional seats.

Staff does not support the applicant's request for a 2 a.m. closing hour due to the proximity of residences and potential for late night noise and nuisance impacts. The parking lot associated with the restaurant is directly adjacent to homes along Wilson Avenue, which could bear the brunt of increased late night noise and traffic in the parking lot.

Staff has carried over conditions from SUP #2016-0034 including standards on litter, trash, noise, and pollution. Staff has updated conditions relating to seating and alcohol sales as requested by the applicant.

III. RECOMMENDED CONDITIONS

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

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2009-0077)
2. The indoor hours of operation of the restaurant shall be limited to between 6:00 a.m. and 12 a.m., daily. The outdoor hours of operation shall be limited to between 6 a.m. and 11 p.m., Sunday through Thursday and between 6 a.m. and 12 a.m., Friday and Saturday. (P&Z) (SUP #2016-0034)
3. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats at the restaurant shall be 100. The maximum number of outdoor seats shall be 20 ~~12~~. (P&Z) ~~(SUP #2016-0034)~~
4. The location and design of the outdoor seating area shall be substantially consistent with the plans submitted with the application for the SUP #2009-0077 approval. (P&Z) (SUP #2016-0034)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP #2009-0077)
6. Limited, live entertainment may be offered indoors at the restaurant. 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 as well as the entertainment. (P&Z) (SUP #2016-0034)
7. No delivery service shall be available from the restaurant. (P&Z) (SUP #2009-0077)
8. **CONDITION AMENDED BY STAFF:** On-premises alcohol service is permitted. Off-premise sales of beer, cider, or wine products may be sold. ~~but no off-premises sales are allowed.~~ (P&Z) ~~(SUP #2009-0077)~~
9. Meals ordered before the closing hour may be sold, 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. (P&Z) (SUP #2009-0077)
10. 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) (SUP #2009-0077)
 11. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2009-0077)
 12. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers that ~~which~~ do not allow odors to escape, invasion by animals or leaking. ~~and shall be stored inside or in closed containers which do not allow invasion by animals.~~ No trash or debris shall be allowed to accumulate ~~on-site~~ outside of those containers. 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 #2009-0077)~~
 13. The applicant shall require its employees who drive to use off-street parking. (P&Z)(T&ES) (SUP #2016-0034)
 14. **CONDITION AMENDED BY STAFF:** The use must comply with the city's noise ordinance. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES) ~~(SUP #2009-0077)~~
 15. Outdoor seating areas shall not include advertising signage, including on umbrellas or awnings. (P&Z) (SUP #2009-0077)
 16. The outdoor dining area shall be cleared and washed at the close of each business day that it is in use. (P&Z) (SUP #2009-0077)
 17. **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) ~~(SUP2016-00034)~~
 18. **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. (T&ES) ~~(SUP #2009-0077)~~
 19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP #2009-0077)
 20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2009-0077)

21. Condition deleted by staff. (P&Z) (SUP #2016-0034)
22. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police) (SUP #2009-0077)
23. Condition deleted by staff. (P&Z) (SUP #2016-0034)
24. The existing vegetative screening along Wilson Avenue and the north property line shall be maintained to the satisfaction of P&Z and RPCA. (RP&CA) (SUP #2009-0077)
25. **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 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)(SUP #2016-0034)
26. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~Within 60 days of approval, the~~ The business shall contact Go Alex at goalex@alexandriava.gov ~~the Local Motion at 703-746-4686~~ for information on establishing an employee transportation benefits program. (T&ES) (SUP2016-00034)
27. **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 Local Motion at 703-746-4686 or~~ www.alexandriava.gov/LocalMotion goalex@alexandriava.gov for more information about available resources. (T&ES) (SUP2016-00034)
28. **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. (T&ES) (SUP2016-00034)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services, Department of Planning and Zoning
Madeleine Sims, 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 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 Per the zoning ordinance, the applicant is required to provide 1 parking space for every four seats. The first 20 outdoor seats are exempt. The applicant is proposing 100 indoor seats and 20 outdoor seats, requiring 25 spaces. The applicant has a 47 space lot; therefore, the parking is adequate per the City's zoning ordinance. (T&ES)
- R-1 Condition 5. **AMENDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z) (T&ES) ~~(SUP #2009-0077)~~
- R-2 Condition 7. **AMENDED BY STAFF:** No delivery service shall be available from the restaurant. (P&Z) (T&ES) ~~(SUP #2009-0077)~~
- R-3 Condition 11. **AMENDED BY STAFF:** No food, beverages, or other material shall be stored outside. (P&Z) (T&ES) ~~(SUP #2009-0077)~~
- R-4 Condition **AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers that which do not allow odors to escape, invasion by animals or leaking. ~~and shall be stored inside or in closed containers which do not allow invasion by animals.~~ No trash or debris shall be allowed to accumulate ~~on-site~~ outside of those containers. 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) ~~(SUP #2009-0077)~~
- R-5 Condition The applicant shall require its employees who drive to use off-street parking. (P&Z) (T&ES) (SUP2016-00034)
- R-6 Condition **AMENDED BY STAFF:** The use must comply with the city's noise ordinance. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES) ~~(SUP #2009-0077)~~
- R-7 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) ~~(SUP2016-00034)~~
- R-8 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. (T&ES) ~~(SUP #2009-0077)~~
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP #2009-0077)

- R-10 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2009-0077)
- R-11 Condition 26. **AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~Within 60 days of approval, the~~ The business shall contact Go Alex at goalex@alexandriava.gov ~~the Local Motion at 703-746-4686~~ for information on establishing an employee transportation benefits program. (T&ES) (~~SUP2016-00034~~)
- R-12 Condition 27. **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 Local Motion at 703-746-4686 or~~ www.alexandriava.gov/LocalMotion goalex@alexandriava.gov for more information about available resources. (T&ES) (~~SUP2016-00034~~)
- R-13 Condition 28. **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. (T&ES) (~~SUP2016-00034~~)
- 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). (SUP2016-00034)
- C-2 **AMENDED BY STAFF:** 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~~ SUP approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES) (SUP2009-00077)
- C-3 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) (SUP2009-00077)

Code Enforcement:

No additional code comment for this application.

Fire:

No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0034

PROPERTY LOCATION: 10 East Glebe Rd 22305

TAX MAP REFERENCE: .015.04.0408 / ZONE: CL

APPLICANT:

Name: Meridian Place Foods Group LLC

Address: 10 East Glebe Rd Alexandria VA 22305

PROPOSED USE: Full Service Restaurant - ADD 8 patio seats

EXTEND HOURS, OFF PREMISE BEER AND WINE SALES

☒ **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.

Gregory F Dystev
Print Name of Applicant or Agent

10 E Glebe Rd
Mailing/Street Address

Alex VA 22305
City and State Zip Code

[Signature]
Signature

6/17/17
Date

703 888-0032
Telephone #

Fax #

NorthsideVA@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 10 East Glebe Rd., Alex, VA 22305, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Restaurant use use as
 (use)
 described in this application.

Name: Elahel Taban Phone: 202-439-2777
 Please Print
 Address: P.O. Box 1112, McLean, VA Email: ellieta@gmail.com
 Signature: Elahel Taban Date: 6/5/17

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.

Greg Orsham 8602 Conover Pl Alexandria VA 22308 19%
Ben Benson 2304 N Glebe Rd Arlington VA 22207 19%
Teressa Keefer 3536 Huntley Manor Lane Alex VA 22306 19%
Lee Grimsley 8744 Talbot Farm Drive Alex, VA 22309 14%
Mark Carbert 7122 Marine Drive Alex VA 22307 10%
John Kurtz 4914 Elan Ct Fairfax VA 22302 19%

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. GREG DUSHAW See page 2	8602 COLORED LANE	19%
2. BEN BENSON TERESA KEEFER	2304 N GLEBE RD 3536 HUNTLEY MANOR LANE	19% 15%
3. JOHN KURTZ MARK CARHART LEE GRIMSLEY	4414 ELAND CT 7122 MARINE DRIVE 8744 TALBOT FARM DR	17% 10% 14%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. ELAHEH TABAR	P.O. Box 1112 McLean VA	% 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 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.)
ELAHEH TABAR		
1. GREG DUSHAW BEN BENSON		None None
2. TERESA KEEFER LEE GRIMSLEY		None None
3. JOHN KURTZ MARK CARHART		None None

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

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

6/17/17
Date

Gregory F Dushaw
Printed Name


Signature

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

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

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

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 propose the following changes to SUP #2016-0034. First to increase the number of patio seats from 12 to 20. We believe the 15'x20' space has ample room to accommodate the extra seats while not exceeding the required spaces in the parking lot.

Secondly, we'd like to extend our hours until 2AM nightly. Given our location, parking, lighting and the neighborhoods lack of later night eating options, we think it's an easy fit. Lastly, we'd like to sell beer and wine to be taken off-premise. We would make our wine selection available ~~and~~ to sell by the bottle and provide "growlers" for take away beer.

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).

Maximum of 132 including all seats and
standing room 120

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

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

Maximum of 17 at anytime
Minimum of 6 at anytime

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

Day:

Sunday-Saturday

Hours:

6AM to 2AM

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

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

We anticipate some conversation and automobile
noise. Nothing louder than the noise currently
occurring on E Glebe Rd.

B. How will the noise be controlled?

We will limit trash removal after 12AM
We will monitor the front of the building
and parking lot both physically and with
cameras. We will post signs reminding people
to be thoughtful of our neighbors.

8. Describe any potential odors emanating from the proposed use and plans to control them: ~~Please refer to item 12 and contact SUP~~

We currently have two trash bins. One for perishables that is emptied 5 times a week and one for nonperishables emptied once a week. Our hood system isn't within 100 feet of another building

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)

Boxes, food, bottles, paper

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

4 yards per day

- C. How often will trash be collected?

6 times a week

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

Although we cannot prevent it, we clean our lot and surrounding areas daily

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

☐ Yes.

☒ No.

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

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

☐ Yes. ☐ No.

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

Please refer to item 28 in current SUP
 All waste products including but not limited to organic
 compounds (solvents) shall be disposed of in accordance with all
 local, state and federal ordinances and regulations.

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

Well lit areas around restaurant and parking
 lot and cameras are currently in use

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.

Our ABC license permits off-premise
 sales, our SUP does not. We do not currently
 sell off-premise

PARKING AND ACCESS REQUIREMENTS

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

31 Standard spaces
 _____ Compact spaces
1 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? 2

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? _____

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

8AM - 2PM

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

3 to 4 times on any given day

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

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?

_____ 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

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:

106	Maximum number of patron dining seats
+ 14	Maximum number of patron bar seats
+ 12	Maximum number of standing patrons
= 132	Maximum number of patrons

2. 13 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

SUP # _____

Admin Use Permit # _____



SUPPLEMENTAL APPLICATION⁵⁰

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: 100Outdoors: 20Total number proposed: 120

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only) ☒ Yes ☐ NoBeer and wine — on-premises ☒ Yes ☐ NoBeer and wine — off-premises ☐ Yes ☐ No

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

American grill with Southern influences

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

☒ table service ☒ bar ☒ carry-out ☐ delivery

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

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

Where will delivery vehicles be parked when not in use?

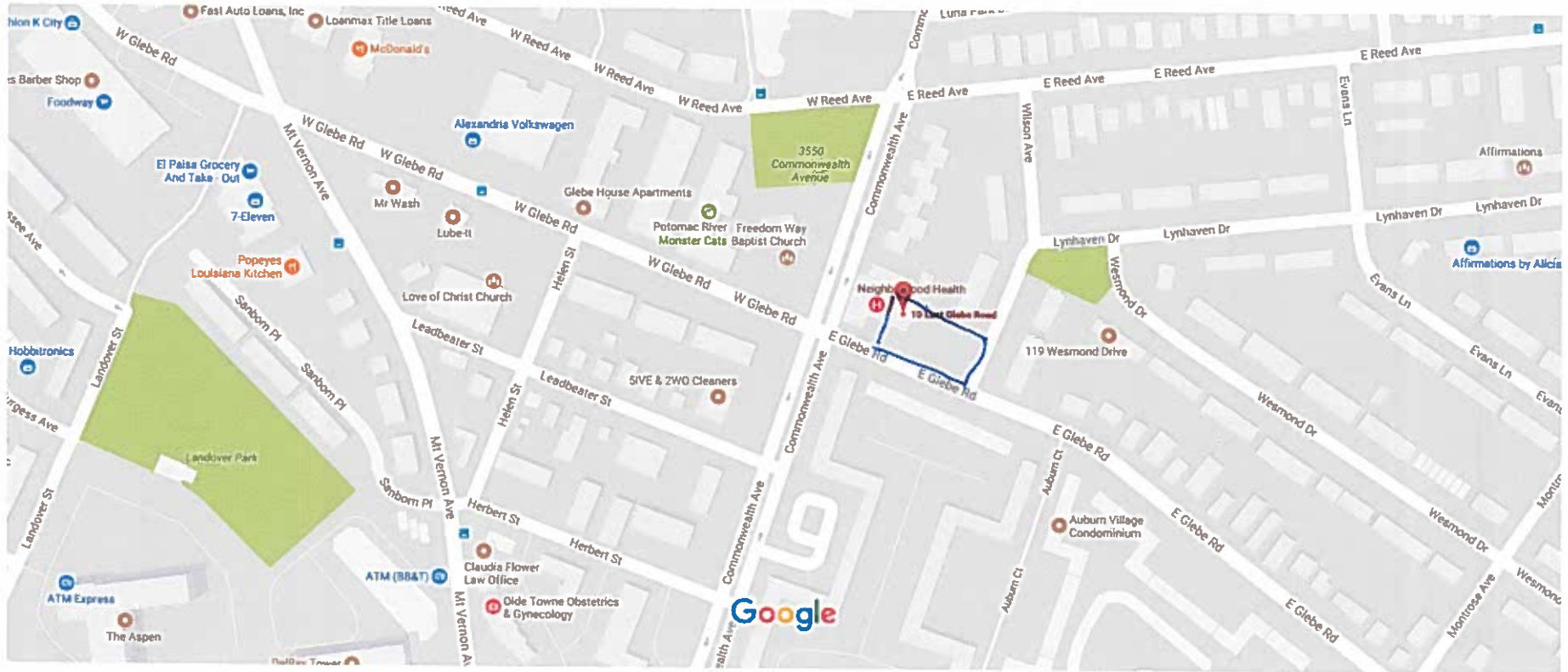
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☒ Yes ☐ No

If yes, please describe:

Limited Live music, large screen television's

Google Maps 10 E Glebe Rd

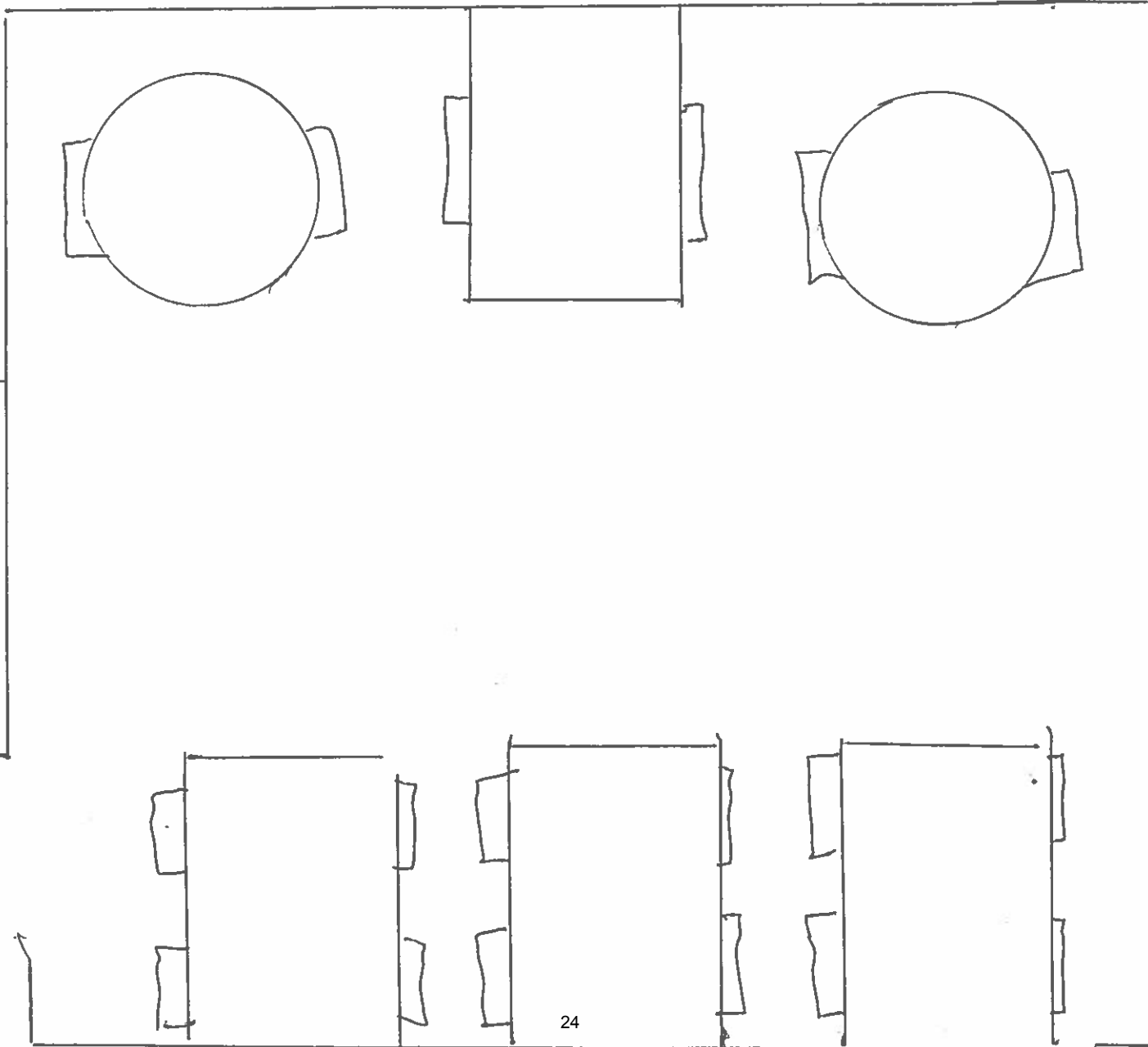


Map data ©2017 Google 100 ft

Proposed Patio Seating Chart

← 20' →

↑
18'
↓



ABBREVIATIONS

AB	ANCHOR BOLT	EC	KITCHEN EQUIPMENT CONTRACTOR
AC	AC CONCRETE	ED	EDITION
ACOM	ACCOMMODATION	EL	ELECTRIC
ACT	ACTUATOR	EM	EMERGENCY
AD	AREA DRAIN	EN	ENGINEER
ADD	ADDENDUM	EP	ELECTRICAL PANEL
ADM	ADHESIVE	EQ	EQUIPMENT
ADJ	ADJACENT	ER	ERECTOR
AF	AFRONT	ES	ESTIMATE
AG	AGGREGATE	ET	ETHERNET
ALT	ALTERNATE	EV	ELEVATOR
ALUM	ALUMINUM	EX	EXTERIOR
ANCO	ANCHOR	FA	FOUNDATION
APPR	APPROPRIATE	FB	FLOOR BOARD
ARCH	ARCHITECTURAL	FC	FLOOR COVERING
ASST	ASSISTANT	FD	FLOOR DRAIN
ASPH	ASPHALT	FE	FLOOR ELEVATION
AUTO	AUTOMATIC	FF	FLOOR FINISH
		FG	FLOOR GRATING
BD	BUILDING	FI	FLOOR INSULATION
BL	BLOCK	FL	FLOOR LEVEL
BLD	BUILDING	FM	FLOOR MATERIAL
BM	BOTTOM	FO	FLOOR OPENING
BO	BOTTOM	FP	FLOOR PATTERN
BR	BREAST	FR	FLOOR RAIL
BS	BREAST	FS	FLOOR SCHEDULE
BSM	BREAST	FT	FLOOR TILE
		GA	GALVANIZED
CAB	CABINET	GB	GENERAL BUILDING
CB	CATCH BASIN	GC	GENERAL CONTRACTOR
CBM	CERAMIC	GD	GROUND
CBT	CERAMIC TILE	GE	GENERAL ENGINEER
CC	CONCRETE	GF	GROUND FINISH
CCB	CONCRETE BLOCK	GG	GROUND GRATING
CCD	CONCRETE DRAIN	GH	GROUND HOLE
CCF	CONCRETE FINISH	GI	GROUND INSULATION
CCG	CONCRETE GRADING	GJ	GROUND JOINT
CCM	CONCRETE MASONRY	GK	GROUND KITCHEN
CCN	CONCRETE NAIL	GL	GROUND LEVEL
CCO	CONCRETE OUTFALL	GM	GROUND MATERIAL
CCP	CONCRETE PAVEMENT	GN	GROUND NAIL
CCQ	CONCRETE QUANTITY	GO	GROUND OPENING
CCR	CONCRETE REINFORCEMENT	GP	GROUND PATTERN
CCS	CONCRETE SCHEDULE	GQ	GROUND QUANTITY
CCD	CONCRETE DRAIN	GR	GROUND RAIL
CCF	CONCRETE FINISH	GS	GROUND SCHEDULE
CCG	CONCRETE GRADING	GT	GROUND TILE
CCM	CONCRETE MASONRY	GU	GROUND MATERIAL
CCN	CONCRETE NAIL	GV	GROUND NAIL
CCO	CONCRETE OUTFALL	GW	GROUND WATER
CCP	CONCRETE PAVEMENT	GX	GROUND EXTENSION
CCQ	CONCRETE QUANTITY	GY	GROUND YIELD
CCR	CONCRETE REINFORCEMENT	GA	GROUND ANCHOR
CCS	CONCRETE SCHEDULE	GB	GROUND BUILDING
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