



DOCKET ITEM #7
Special Use Permit # 2018-0068
6 Prince Street – Misha’s Coffee House

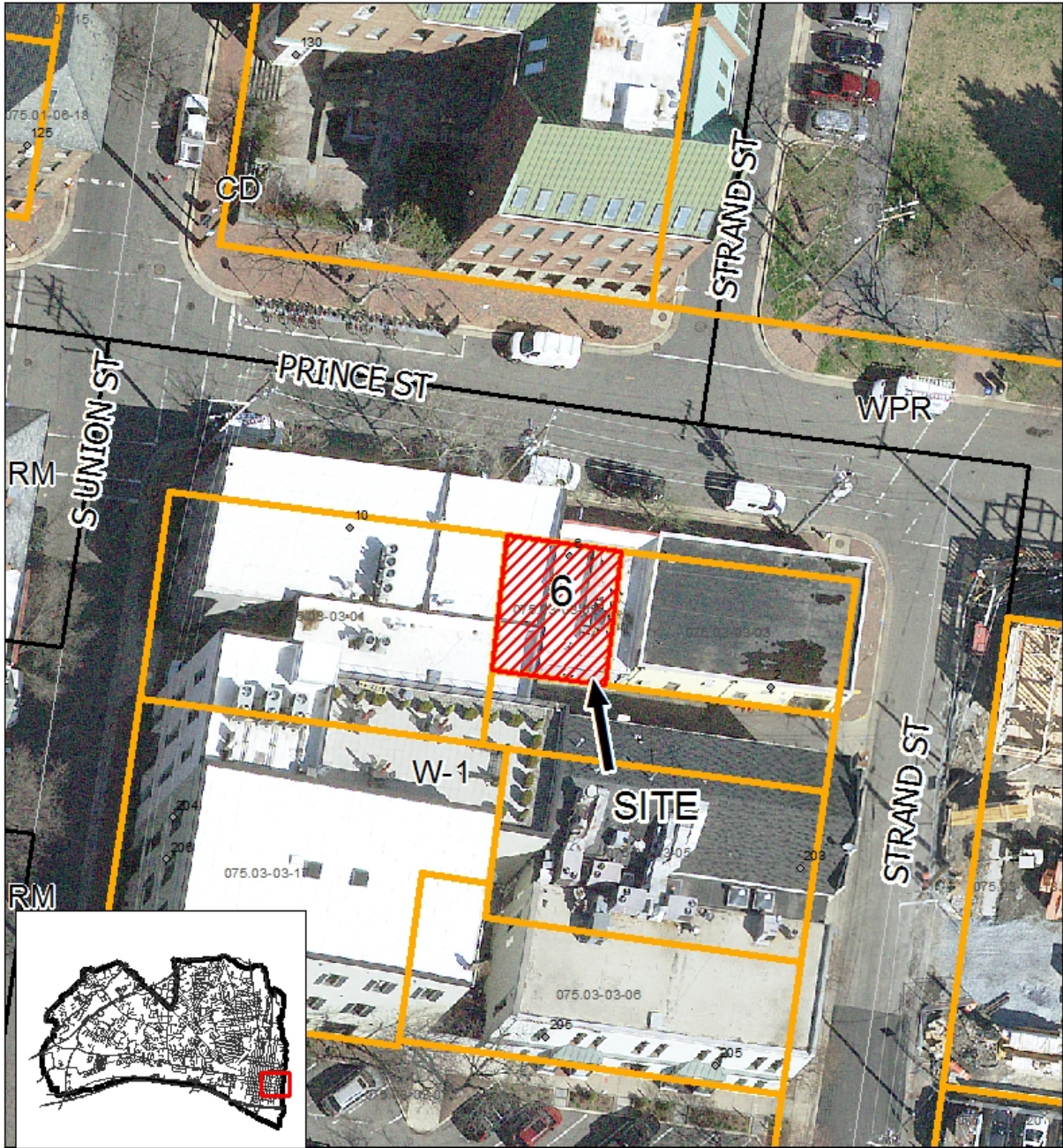
CONSENT AGENDA ITEM

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

Application	General Data	
Request: Public hearing and consideration of a request for a special use permit amendment to add outdoor rooftop dining seats at an existing restaurant	Planning Commission Hearing:	September 4, 2018
	City Council Hearing:	September 15, 2018
Address: 6 Prince Street	Zone:	W-1 / Waterfront Mixed Use
Applicant: Misha’s at Six Prince Inc., represented by Mary Catherine Gibbs, attorney	Small Area Plan:	Old Town

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

Staff Reviewers: Stephanie Sample, stephanie.sample@alexandriava.gov



Special Use Permit #2018-0068 6 Prince Street



0 15 30 60 Feet

I. DISCUSSION

The applicant, Misha's at Six Prince, requests Special Use Permit approval to amend SUP #2018-0007 to add rooftop outdoor dining at an existing restaurant.

SITE DESCRIPTION

The subject site is one lot of record that is developed with a single-story brick commercial building that covers the entire lot. The lot has approximately 30 feet of frontage on Prince Street, and a depth of approximately 34 feet for a total lot area of 1,020 square feet. The building has previously housed retail uses, most recently Olde Towne Gemstones.



Figure 1: Site

The subject site is surrounded by commercial uses including Big Wheel Bikes to the east, Chadwicks to the southeast, the Old Dominion Boat Club to the east, small offices to the west, and the Strand Building to the north which houses multiple commercial uses. Though not immediately adjacent, residential areas are nearby on the 100 block of Prince Street.

BACKGROUND

The subject site has housed retail establishments over the years. City Council approved SUP #2018-0007 in April 2018 for a coffee shop restaurant with 28 indoor seats and operating hours of 6 a.m. to 12 a.m., daily. The restaurant did not feature alcohol sales, customer delivery service, or live entertainment. The restaurant has not opened since the City Council approval of the SUP in April.

PROPOSAL

The applicant proposes to construct a small rooftop addition that would accommodate indoor seats, as well as a rooftop deck for an additional outdoor seating. The seating is proposed to be reconfigured to accommodate 16 seats on the first floor, four indoor seats in an enclosed upper addition and 28 outdoor seats on an upper rooftop deck.

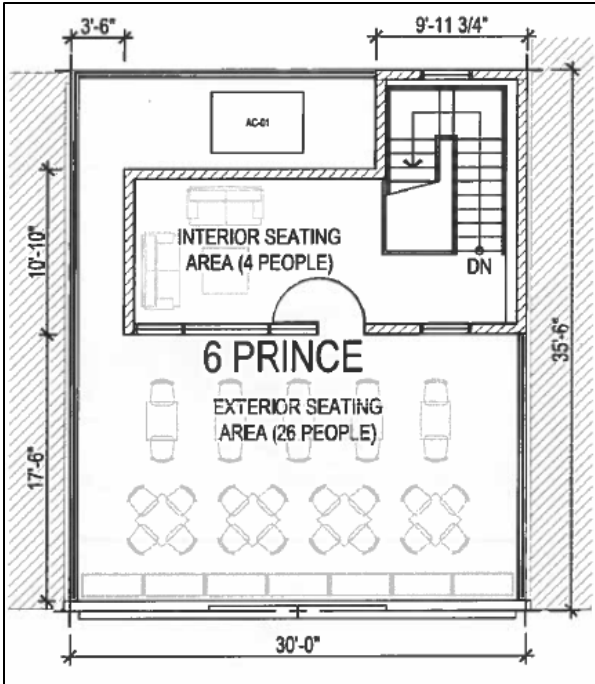


Figure 2: Proposed second floor seating

Besides the change in seating, the previously proposed restaurant remains the same, as noted below:

Hours of Operation:	<i>existing and proposed</i>	6 a.m. – 12 a.m., daily
Number of Seats:	<i>existing</i>	28 indoor seats
	proposed	48 total seats (20 indoor first floor seats and 28 outdoor rooftop seats)
Type of Service:	<i>existing and proposed</i>	Carry-out and dine-in
Alcohol Sales:	<i>existing and proposed</i>	None
Delivery:	<i>existing and proposed</i>	No delivery service of food to customers
Live Entertainment:	<i>existing and proposed</i>	No live entertainment
Trash:		Five to 10 bags of trash are expected to be generated and consist primarily of paper products and food wrappers.
Litter:		Litter would primarily consist of paper products. The applicant proposes placing trash receptacles inside the restaurant and employees would manage litter produced by patrons.

Noise: Minimal noise is expected to be generated from patrons and coffee brewing equipment.

PARKING

The restaurant is in the City's Central Business District (CBD). Section 8-300(B) of the Zoning Ordinance exempts restaurants in the CBD from parking requirements. The applicant meets the Zoning Ordinance requirement for parking.

ZONING/MASTER PLAN DESIGNATION

The site is zoned W-1 / Waterfront Mixed Use. Section 5-503(J) of the Zoning Ordinance permits restaurants with Special Use Permit approval in the W-1 zone.

The proposed restaurant is within the boundaries of the Old Town Small Area Plan section of the Master Plan. It is also within the Waterfront Plan area which encourages active uses and amenities along the waterfront such as stores, restaurants, waterfront dining, enhanced parks and public spaces, and programmed activities.

The site is also within the Old and Historic District and is subject to additional regulations pertaining to exterior alterations including but not limited to lighting, signage, and exterior vents. The Old & Historic Alexandria District BAR must approve the rooftop addition and any other features visible from the public way.

II. STAFF ANALYSIS

Staff recommends approval of a Special Use Permit amendment for additional outdoor seating at a second-floor outdoor dining roof deck. The expanded restaurant use would generate additional activity to support the Waterfront Plan as it would contribute to activating the area. Staff does not anticipate any noise impacts given the limited number of outdoor seats, and the lack of live entertainment or alcohol sales at the property. The closest residences are located along Captains Row (100 block of Prince Street), roughly 150 feet away from the new restaurant. The applicant must comply with the City's noise ordinance (see Condition # 18).

Staff has also analyzed the request according to the requirements of Old Town Restaurant Policy:

Parking

The applicant's business would unlikely increase parking demands due to the small nature of the business, the presence of multi-modal transportation (DASH bus, Metro and King Street Trolley) and the walkability of the location to nearby neighborhoods. Driving trips would not be generated for the sole purpose of visiting the coffee shop given that patrons generally would be also visiting the waterfront and other businesses in Old Town. Employees are required to park off-street, as stated in Condition #21, and the applicant is encouraged to participate in the City's discount employee parking program, required in Condition #28, Further, the applicant shall encourage employees to take public transportation (Condition #22), direct patrons to off-street parking, and participate in any coordinated parking program formed because of parking strategies from the Old

Town Area Parking Study (Condition #23). Resident parking on the 100 block of Prince Street would not be significantly impacted as the block is part of the City pay-by-phone program which requires non-residents to pay by the hour for parking.

Litter

Staff also notes that in this area of Old Town there are several City trash receptacles within a two-block radius of the coffee shop which would minimize litter impacts. Nevertheless, staff has included conditions designed to mitigate the potential impact of littering, including requiring the area to be monitored for litter and trash three times a day (Condition #20) and the presence of trash receptacles inside the operation (Condition #10) to accommodate dine-in patrons.

Alcohol and Late-Night Hours

The applicant does not propose late night hours or alcohol sales, therefore, staff does not anticipate the potential for impacts commonly associated with late-night establishments. The outdoor hours of operation for the rooftop dining would be 6 a.m. to 11 p.m., consistent with the hours approved through the King Street Outdoor Dining Program, as stated in the amendment to Condition #2.

Diversity of Uses

Although this use replaces a retail operation, the addition of a coffee shop would likewise contribute to the vitality of the redeveloped waterfront area as the Waterfront Plan is implemented.

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. **CONDITION AMENDED BY STAFF:** The indoor hours of operation for the restaurant shall be 6 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 a.m., daily. The outdoor hours of operation shall be 6 a.m. to 11 p.m., daily. The outdoor dining area shall be closed and cleared of all customers by 11 p.m., daily, and shall be cleaned and washed at the close of each business day that it is in use. (P&Z)
3. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats at the restaurant shall be ~~28~~ 20 seats and the maximum number of outdoor seats shall be 28. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. No live entertainment shall be permitted. (P&Z)
6. No customer delivery service shall be available from the restaurant. (P&Z)
7. On and off-premises alcohol sales are not permitted. (P&Z)
8. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
9. The applicant shall ensure a trash receptacle is available inside the restaurant for patron use. (P&Z)
10. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
11. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
12. 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)
13. 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)

14. 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)
15. 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)
16. 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)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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. 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)
20. The applicant shall require its employees who drive to use off-street parking. (T&ES)
21. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
22. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
23. 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 for more information about available resources. (T&ES)

24. No outdoor speakers and live entertainment are allowed on the outdoor roof top dining. (T&ES)
25. 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. (P&Z)
26. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
27. 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)
28. **CONDITION ADDED BY STAFF:** The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)

STAFF: Stephanie Sample, stephanie.sample@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov
Tony LaColla, anthony.lacolla@alexandriava.gov

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 SWM has no comments.
- F-2 The building has been deemed historic, the building is not required to comply with the floodplain regulations. No further comments. (Floodplain)
- 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 SUP 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) (SUP2018-00007)
- 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) (SUP2018-00007)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES) (SUP2018-00007)
- R-1 The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)

Code Enforcement:

No comments received.

Fire:

- C-1 Due to change in use and occupancy load, a fire prevention permit is required for this location.

Health:

- 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- fee must be paid separate from any other departmental fees.
- 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 # 2018-0007

PROPERTY LOCATION: 6 Prince St.

TAX MAP REFERENCE: 75.03-03-02

ZONE: W-1

APPLICANT:

Name: Misha's at 6 Prince Inc.

Address: 6 Prince St., Alexandria, VA 22314

PROPOSED USE: Amendment to previously approved SUP to add rooftop deck seating.

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.

Mary Catherine Gibbs, Hart & Gibbs, PC

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

June 27, 2018

Signature

Date

703-836-5757

703-548-5443

Telephone #

Fax #

mcgibbs@hartlanduselaw.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 6 Prince St., I hereby
(Property Address)
grant the applicant authorization to apply for the Amendment to the Existing SUP use as
(use)
described in this application.

Name Michael P. Young, Trustee Phone 571-722-4555

Please Print
Address 6 Prince Street, Alexandria, VA 22314 Email: myoung7988@aol.com

Signature: *Michael P. Young* Date: 6-26-18

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.

Andrea Smith - 721 N. Fayette St., Alexandria, VA 22314 - 25%

Chriss Smith - 721 N. Fayette St., Alexandria, VA 22314 - 25%

Michael Von Elmendorf - 323 N. Patrick St., Alexandria, VA 22314 - 25%

Rachel Von Elmendorf - 323 N. Patrick St., Alexandria, VA 22314 - 25%

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	Andrea Smith	721 N Fayette, Street Alexandria, VA 22314	50%
2	Michael Von Elmendorf	323 N. Patrick Street Alexandria, VA 22314	50%
3			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6 Prince Street, Alexandria, 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.	Andrea Smith	721 N Fayette St, Alex, VA 22314	25%
2.	Chriss Smith	721 N Fayette St, Alex, VA 22314	25%
3.	Michael Von Elmendorf Rachael Von Elmendorf	323 N Patrick St, Alex, VA 22314 323 N Patrick St, Alex, VA 22314	25% 25%

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

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

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	Andrea Smith	None	
2.	Chriss Smith	None	
3.	Michael Von Elmendorf Rachael Von Elmendorf	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.

4/20/18
Date

Mary Catherine Gibbs, Hart & Gibbs P C
Printed Name


Signature

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,
[x] 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).
Same shifts as existing SUP, same number of patrons, just more of them will be able to sit in the restaurant if they choose to do so.
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Same as existing SUP, no changes

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|---------------------|--------------------------|
| Day: | Hours: |
| <u>Sun.- Thurs.</u> | <u>6 a.m. to 8 p.m.</u> |
| <u>Fri. - Sat.</u> | <u>6 a.m. to 10 p.m.</u> |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
The patrons drinking their coffee on the roof are not expected to create significant noise besides conversation.
- B. How will the noise be controlled?
Indoor noise will be controlled by keeping the door closed.

SUP # _____

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)
Same as existing SUP.

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

Same as existing SUP

C. How often will trash be collected?

Same as existing SUP.

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

Same as existing SUP.

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:

SUP # _____

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? Same as existing SUP.

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.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 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? 0

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

SUP # _____

B. Where are off-street loading facilities located? NA

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

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

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?

Street 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? @344 square feet.

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

1000 sq. ft. (existing) + 869 sq. ft. (addition if any) = @1869 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: Attached retail building.

End of Application

SUP # _____
Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

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

- How many seats are proposed?
Indoors: 20 Outdoors: 28 (with enc.) Total number proposed: 48
- Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) _____ Yes No
Beer and wine — on-premises _____ Yes _____ No
Beer and wine — off-premises _____ Yes No
- Please describe the type of food that will be served:
Same as existing SUP - coffee beverages and pastries from local bakeries.

- The restaurant will offer the following service (check items that apply):
 table service bar carry-out _____ delivery
- 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?

- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes No
If yes, please describe:

Parking impacts. Please answer the following:

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.

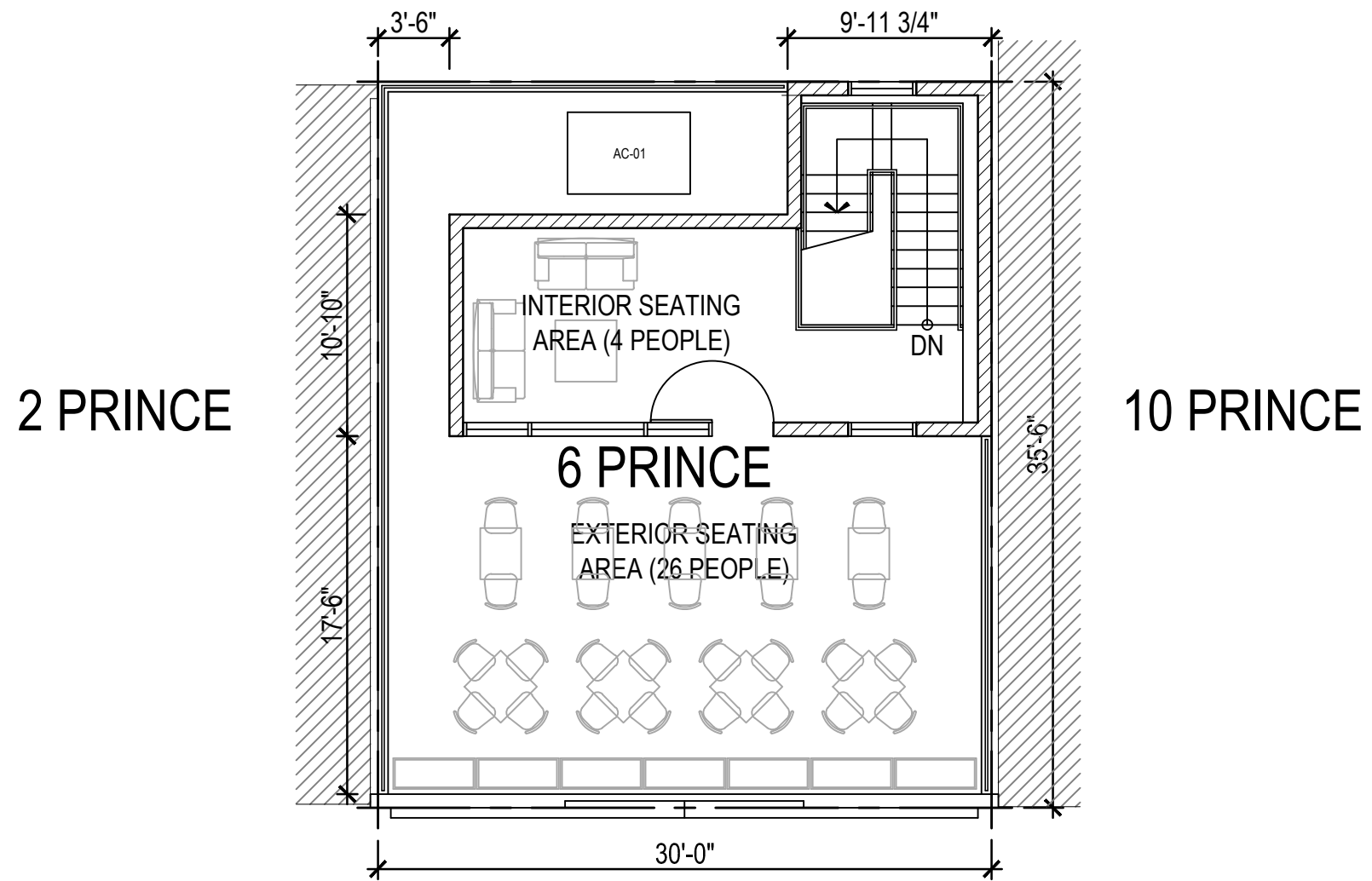
Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
- 58 Maximum number of patron dining seats
+ _____ Maximum number of patron bar seats
+ _____ Maximum number of standing patrons
= 58 Maximum number of patrons

2. 3 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



PRINCE STREET

PROPOSED ROOF PLAN

MISHA'S

6 PRINCE STREET, ALEXANDRIA, VIRGINIA 22314

