



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION:

ZONE: W-1

TAX MAP REFERENCE: 075

APPLICANT'S INFORMATION:

Applicant: Nahom Debessay

Business/Trade Name: American Real Estate and Investment LLC /
Cafe du Soleil

Address: 215 S. Union Street Alexandria, VA 22314

Phone: 703-868-6153

Email: cafedusoleilva@gmail.com

PROPOSED USE:

Animal Care with Overnight
Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor
Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Restaurant

Valet Parking

Vehicle Parking or Storage for More Than 20
Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 215 S. Union Street Alexandria, VA 22314 (property address), for the purposes of operating a Restaurant / Cafe (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

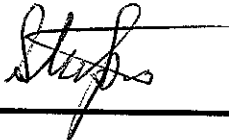
Name: George Spicer and Agnes Spicer
c/o Rector Best Property Management

Phone: 703-549-5400

Address: 309 A Cameron Street, Suite 2
Alexandria, VA 22314

Email: manager@rectorbest.com

Signature:



Date: 3/17/2021

1. 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 and the percent of ownership.

Applicant:

Nahom Debessay

1607 Shenandoah Road Alexandria, VA 22308

100% Owner of the entity applying for the permit

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 Acct # 150666

No.

The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:
Resturant / Cafe for casual dining and the sale of beer and wine on/off premises.

3. Please describe the proposed hours of operation:

Days Mon - Sun Hours 7 am to 10 pm

Daily 7 days / week

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

4. 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).

- 30 to 40 visitors daily

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

- 2 to 4 employees

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

Standard and compact spaces

Handicapped accessible spaces

Other - None / Street parking only

B. Please give the number of:

Parking spaces on-site - None

Parking spaces off-site - N/A

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

- Public Parking garage and Street Parking

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

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

None

B. Where are off-street loading spaces located?

Union Street / public parking spaces

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

Normal business hours / 7 am to 7 pm

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

1 to 2 per week

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

8. What is the square footage the use will be occupying?

860 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 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.

Print Name of Applicant or Representative Nahom Debessay

Signature *Nahom Debessay*

Date 02 / 08 / 2021

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning
Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Restaurant

Valet Parking

Interior floor plan

Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses



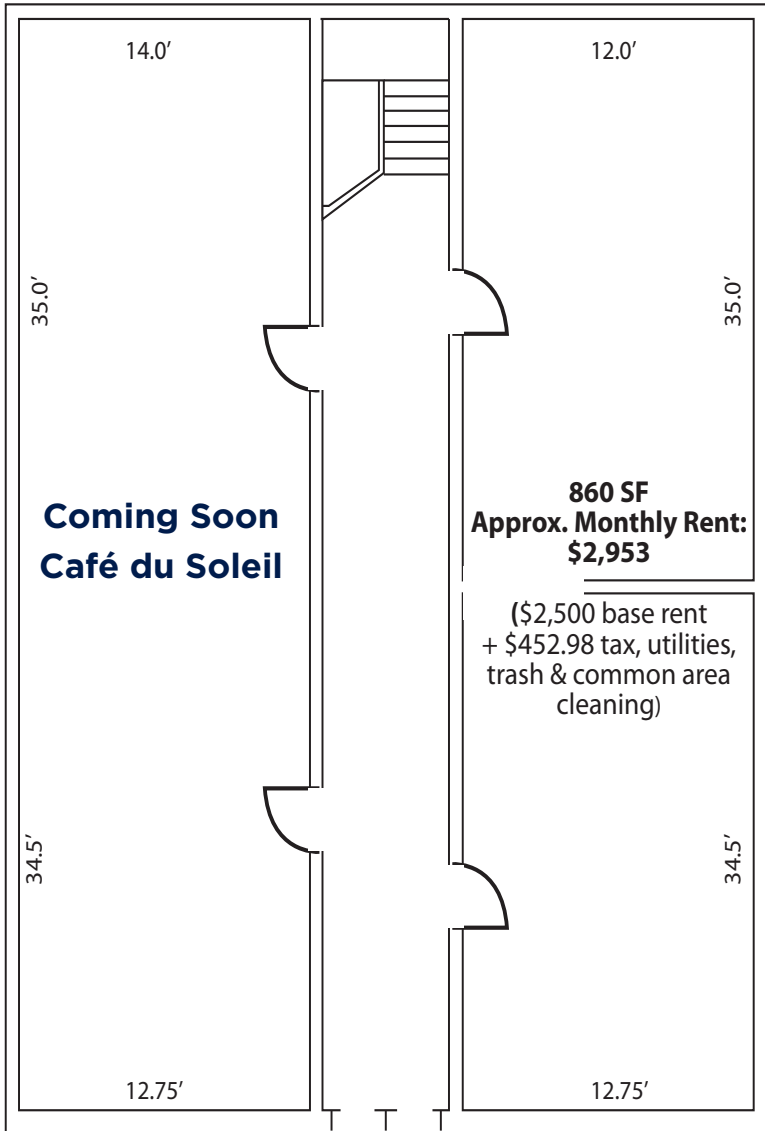
Public Parking
Garage



DEBRA ARNETT
703.537.3312
DArnett@McEneaney.com

215 S. UNION STREET
Alexandria, VA 22314
Built 1830
Zoned: W-1

First Floor
Available: 860 SF



Hall



Available 860 SF

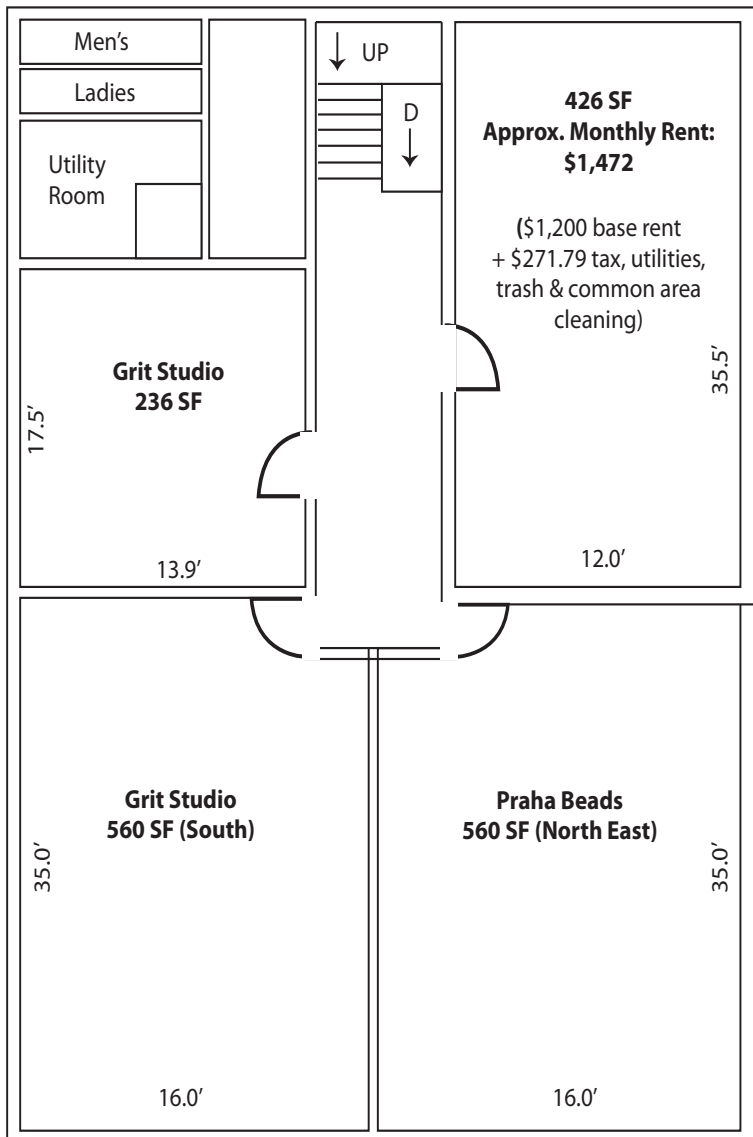


Leased 930 SF



Leased 930 SF

Second Floor
Available: 426 SF



Available (426 SF)



Available (426 SF)

Grit STUDIO

- Latest Hairstyling
- Full Makeovers
- Commercial & Glamour
- Photoshoots

Three small photos show hair stylists working on clients' hair. A larger photo shows a woman in a blue shirt smiling.

Leased (236 SF & 560 SF, South)

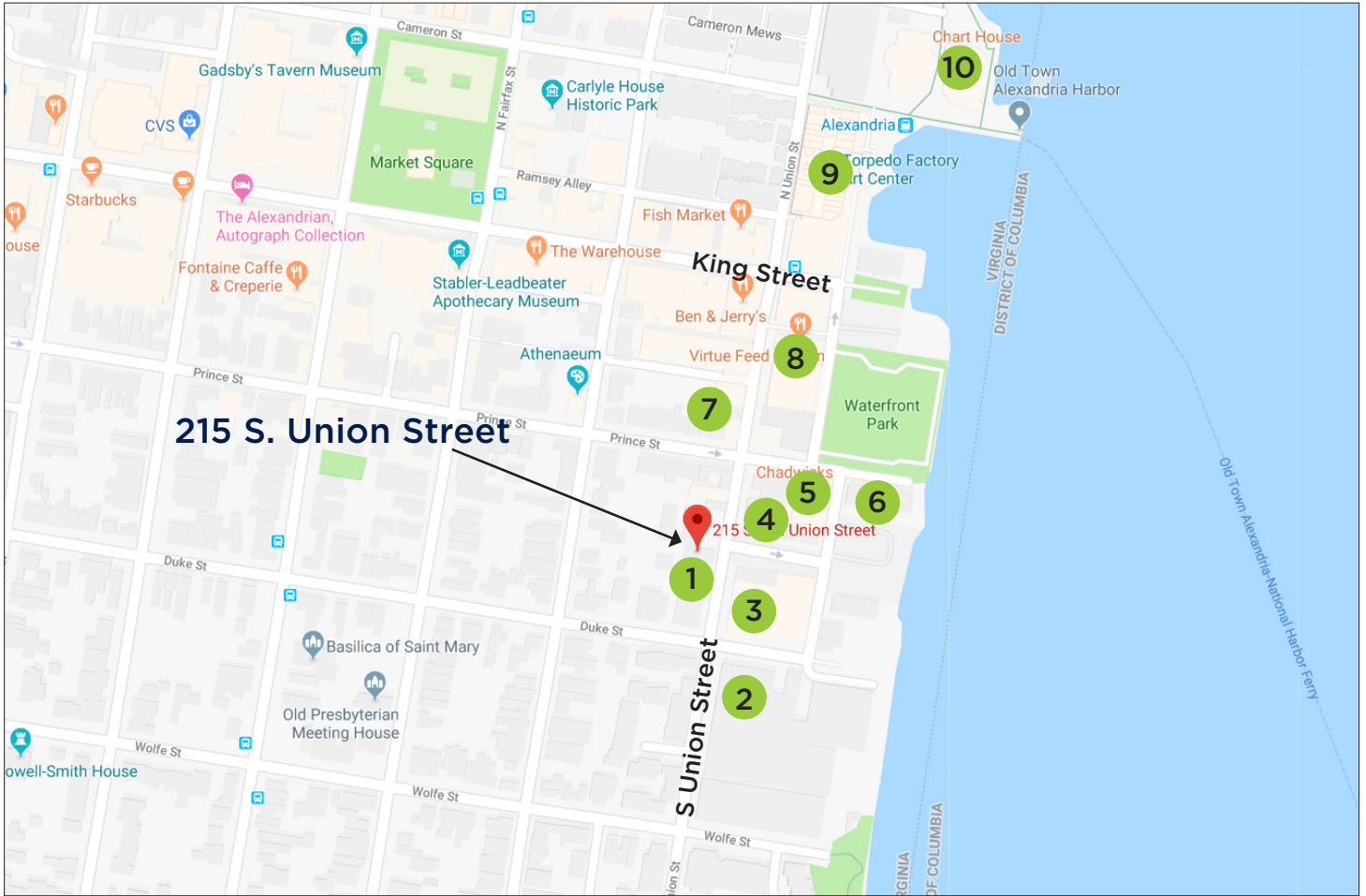
Praha
BEADS AND JEWELRY

The logo includes a stylized illustration of a church with multiple spires.

Leased (560 SF, North East)

Location Map

1.5 Blocks to King Street



- 1 Solo Parking adjacent to 215 S. Union
- 2 Robinson Landing Condominiums & Townhomes
- 3 Hotel Indigo, Hummingbird Restaurant & Bar, Colonial Parking
- 4 The Strand Mixed Use Development
- 5 Chadwicks
- 6 Old Dominion Boat Club
- 7 Union Street Public House
- 8 Virtue Feed & Grain
- 9 Torpedo Factory
- 10 Chart House

DEBRA ARNETT
703.537.3312
darnett@McEnearney.com

McENEARNEY
COMMERCIAL

510 King Street #515, Alexandria, VA 22314
703.683.2700 | McEnearneyCommercial.com

14.0'

12.0'

35.0'

35.0'

Coming Soon
Café du Soleil

860 SF

Available for lease or purchase

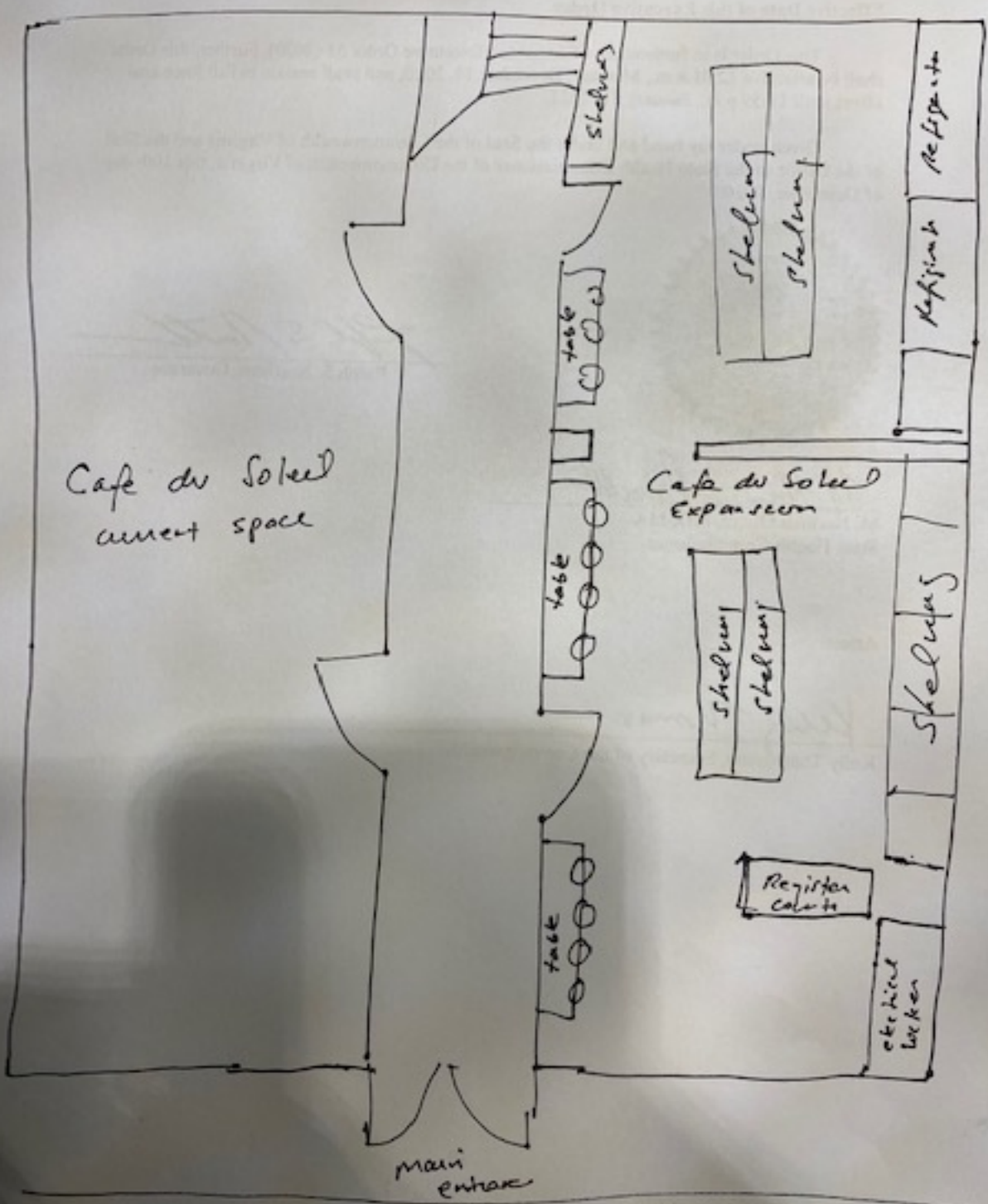
*Call us today for more information
+ show us the possibilities,
to see how we can help you
achieve your goals.*

34.5'

34.5'

12.75'

12.75'



← 215 Union Street →



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: 8 Outdoors: N/A Total number proposed: 8

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only) Yes X No

Beer and wine — on-premises X Yes No

Beer and wine — off-premises X Yes No

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

The request is for an extension to the current operation of the coffee shop, Cafe du Soleil and the proposed new space will function as the retail side of the coffee shop to sell dryfood, beverage, Beer and wine.

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

X table service bar X 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 X No

If yes, please describe:

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan
Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

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:

_____	N/A	Maximum number of patron dining seats	
+	_____	N/A	Maximum number of patron bar seats
+	_____	N/A	Maximum number of standing patrons
=	_____	N/A	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