



**Special Use Permit 2026-00023**  
**2040 Jamieson Avenue**  
**Outdoor Dining**

**Administrative Special Use Permit (SUP): Change of Ownership**

<b>SUP Holder:</b>	Fresh Healthy Restaurants DMV LLC
<b>Approval:</b>	Staff <b>approve</b> transfer of an existing SUP to a new owner, subject to the attached conditions.
<b>Applicable Zoning Ordinance Provisions:</b>	The request has been reviewed under the administrative SUP procedures and outdoor dining use standards of the Zoning Ordinance including Sec. 6-602(A), Sec. 11-511, Sec. 11-513(A), Sec. 11-513 (C), and Sec. 11-513(M).
<b>Prior Approvals:</b>	<ul style="list-style-type: none"><li>▪ SUP2008-00042</li></ul>
<b>Zone:</b>	CDD#1
<b>Staff Findings:</b>	<ul style="list-style-type: none"><li>▪ The use continues to provide the community with an additional option for outdoor dining, creating an active streetscape.</li><li>▪ Parking: Two carpool spaces are required per Carlyle Transportation Management Plan and provided in existing parking garage.</li><li>▪ Any changes to the exterior are subject to Carlyle Design Review Board</li></ul>
<b>Key Conditions:</b>	Key conditions include: <ul style="list-style-type: none"><li>▪ Limit of 6 outdoor seats.</li><li>▪ No signage permitted on outdoor seating including umbrellas.</li><li>▪ Trash and litter removal is required daily.</li><li>▪ SUP is subject to periodic review for compliance.</li></ul>
<b>Community Outreach:</b>	Application was posted to City's website. Notice provided via eNews.
<b>Staff Reviewer:</b>	Rachel Drescher, <a href="mailto:rachel.drescher@alexandriava.gov">rachel.drescher@alexandriava.gov</a> , (703) 746-3857, Land Use + Preservation Division, Department of Planning & Zoning

## Conditions of Special Use Permit 2026-00023

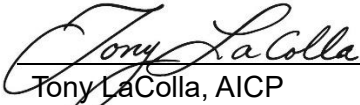
The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is subject to the administrative permit may be transferred administratively with the approval of the director pursuant to the requirements of section 11-511 of the Zoning Ordinance. (P&Z)
2. The hours of operation of the outdoor dining ~~restaurant~~ shall be limited to 6:30am-10:00pm, 7 days/week. (P&Z)
3. The maximum number of outdoor seats shall be six (6). (P&Z)
4. No live entertainment shall be permitted in the outdoor seating area. (P&Z)
5. On and off-premises alcohol sales, consistent with a valid Virginia ABC license are permitted. (P&Z)
6. No sound amplification shall be permitted in the outdoor seating area. (P&Z) (SUP#2008-00042)
7. The outdoor dining area shall be operated such that an unobstructed pedestrian pathway with a minimum width of 8 feet shall be provided at all times. (P&Z) (SUP#2008-00042)
8. Any permanent structures which are required for the outdoor seating area shall be subject to review and approval by the Carlyle DRB. (P&Z) (SUP#2008-00042)
9. Outdoor seating areas shall not include signage on outdoor furniture or enclosures, including on umbrellas. (P&Z)
10. The design of the outdoor seating shall be compatible with the design of the building. (P&Z) (SUP#2008-00042)
11. The outside dining area shall be cleaned and washed at the close of each business day that it is in use. (P&Z) (SUP#2008-00042)
12. Employees who carpool to work shall be offered use of free garage parking in two designated employee carpool spaces. (P&Z) (SUP#2008-00042)
13. The applicant shall encourage its employees to use public transportation to travel to and from work. 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. (P&Z)
14. Trash and garbage shall be stored inside or in sealed containers which do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate on

site outside of those containers. (P&Z)

- 15. 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) (SUP#2008-00042)
- 16. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the director has determined that there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in City Code. (P&Z)
- 17. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice 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 in operation (T&ES)
- 18. Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed. (Parks) (SUP#2008-00042)

Staff hereby **approve** Special Use Permit 2026-00023 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.



Tony LaColla, AICP  
Land Use + Preservation Division Chief

6/30/2026

Date

**Statement of Consent**

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00023 and agrees to obtain all applicable licenses and permits required for the use at 2040 Jamieson Avenue.



Special Use Permit Holder  
Fresh Healthy Restaurants DMV LLC

5:39p.m. 07-07-2026

Date