



Special Use Permit 2026-00029
1504 B Mount Vernon Avenue
Outdoor Dining on Private Property

Administrative Special Use Permit (SUP) - Minor Amendment

SUP Holder:	Table 52 Hospitality LLC
Approved for:	Staff approve a request for a minor amendment to a SUP to add 16 additional outdoor dining seats located on private property.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures of the Zoning Ordinance including Sec. 11-511, Sec. 8-200 and Sec. 11-500.
Prior Approvals:	▪ SUP#2026-00004 – Change of ownership to the current applicant, Table 52 Hospitality LLC. ▪ SUP#2024-00008 – Change of ownership and minor amendment to add outdoor dining. ▪ SUP#2019-00003 – Change of ownership and minor amendment to add ABC services and increase the number of indoor seats. ▪ SUP#2016-00030 – Special Use Permit approval for a restaurant with delivery services.
Zone:	CL/Commercial Low
Small Area Plan:	Potomac West
Staff Findings:	Land Use Compatibility ▪ Outdoor dining promotes active pedestrian spaces along Mount Vernon Avenue and provides guests and residents with more dining options. Transportation and Parking ▪ Located in the enhanced transit area. ▪ 26 total outdoor dining seats requires one parking space. ▪ Per Section 8-100(A)(9), nonresidential uses which require two or less parking spaces are exempt from the off-street parking requirements. Operational Impacts ▪ Property owner confirmation has been given for use of the private alley for outdoor dining purposes. ▪ The applicant shall provide barriers with retroreflective strips to protect the dining patrons from vehicular access to the alley. ▪ The alley will remain closed to the public after business hours.

	 Planters in the Mount Vernon Avenue entrance.  Planters in rear alley entrance.
Key Conditions:	Current standard SUP conditions have been included. Key conditions include: ▪ Maximum number of outdoor seats shall be 26. ▪ The outdoor dining hours of operation are limited to 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday. ▪ No live entertainment shall be permitted in the outdoor seating area. ▪ Trash and litter removal required daily. ▪ Permit subject to periodic review for compliance. Previous conditions related to restaurant use have been deleted as this use is permitted by-right. Conditions of the SUP have been renumbered for clarity.
Community Outreach:	Public notice provided through eNews, the City website, site posting, and email notification to the Seminary Hill Civic Association. ▪ Staff received two letters of support for the minor amendment request, including one from the Del Ray Business Association.
Staff Reviewer:	Lanning Blaser, (703) 746-3846, lanning.blaser@alexandriava.gov, Land Use + Preservation Division, Department of Planning & Zoning

Conditions of Special Use Permit 2026-00029

The Special Use Permit holder 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.

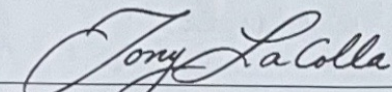
1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is the subject of the administrative permit may be transferred administratively with the

approval of the director pursuant to the requirements of section 11-511 of this ordinance.
(P&Z) (SUP#2026-00004)

2. On and off premises alcohol sales, consistent with a valid ABC license are permitted.
(P&Z) (SUP#2026-00004)
3. The applicant shall conduct employee training sessions on an ongoing bases, 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#2026-00004)
4. 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 the containers. Outdoor containers shall be maintained to the satisfaction of the Director. (P&Z) (SUP#2026-00004)
5. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP#2016-0030)
6. 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 the businesses that is formed as a result of suggesting parking strategies in the Del Ray Parking Study. (T&ES) (SUP#2016-0030)
7. Litter on 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 unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP#2026-00004)
8. 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 new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z) (SUP#2026-00004)
9. The applicant shall encourage its employees to use public transportation to travel to and from work. (P&Z) (SUP#2026-00004)
10. 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) (SUP#2026-00004)
11. **CONDITION AMENDED BY STAFF:** The number of outdoor seats shall be ~~40~~ 26 and outdoor dining, including all its components such as planters, wait stations and barriers, shall not encroach onto the public right of way unless authorized by City Code Section 5-5-29. (P&Z) (SUP#2024-00008)

12. Outdoor seating areas shall not include signage on outdoor dining furniture or enclosures, including on umbrellas. (P&Z) (SUP#2024-00008)
13. The outdoor dining area shall be cleared and washed at the close of each business day that it is in use. (P&Z) (SUP#2024-00008)
14. The outdoor dining shall be closed and cleared of all customers by 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday. (P&Z) (SUP#2024-00008)
15. No live entertainment shall be permitted in the outdoor seating area. (P&Z) (SUP#2026-00004)
16. The applicant shall encourage its employees to use public transportation to travel to and from work. (P&Z) (SUP#2026-00004)
17. The administrative permit approved by the Director pursuant to this section 11-513 shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request. (P&Z) (SUP#2026-00004)

Staff hereby **approve** the Special Use Permit 2026-00029 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.



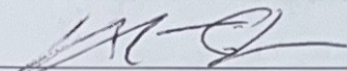
Tony LaColla, AICP
Land Use + Preservation Division Chief

July 9, 2026

Date

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00029 and agrees to obtain all applicable licenses and permits required for the use located at 1504 B Mount Vernon Avenue.



Applicant/Special Use Permit Holder
Table 52 Hospitality LLC

7/13/2026

Date

City Department Findings and Requirements

- **Finding (F):** Staff analysis and conclusions regarding whether the application complies with the applicable requirements. Findings also provide additional information.

- **Requirement (R):** Identifies the applicable law, ordinance standard, policy, guideline, or approval criterion that governs the review of the application. The applicant is responsible for ensuring that requirements are adhered to or may be subject to citations/fines.

Key	Findings (F) and Requirements (R)
Code Administration	
N/A	No comments.
Transportation & Environmental Services	
R	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)
R	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)
R	Ensure a minimum clear space of 5 feet is provided for pedestrian access adjacent to all defined outdoor seating areas. (Transportation Engineering)
F	Carry over conditions from SUP2026-00004.
F	The private alley appears to provide access to multiple business and residential properties nearby. Demonstrate how vehicles will be precluded from accessing the alley at either end and what type of physical barrier will be provided to protect diners in the outdoor space within the private alley. (Transportation Planning / Transportation Engineering)
F	Confirm whether the private alley will be permanently closed to traffic or if access will be restored to vehicles outside of operating hours. (Transportation Engineering)
F	Confirm that tenants of 1502, 1504, and 1504A Mt Vernon Avenue support the closure of the private alley. The block of tenants appear to be part of a larger parcel boundary that shares the private alley with 1506 Mt Vernon Avenue – see image below. (Transportation Engineering)
Health Department	
R	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.
R	Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive 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.
R	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.
R	A Food Protection Manager shall be on-duty during all operating hours.

Key	Findings (F) and Requirements (R)
R	The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
R	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.
R	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.
R	Starting on 1/1/2023, The Virginia Department of Agriculture and Consumer Services (VDACS) is the point of contact for the following type of establishments: grocery stores, convenience stores, ice cream stores, wine shops, or bakeries. The divisions of Food Safety can offer further guidance. Please use the following contact information: VDAC's Food Safety Program 804.786.3520 804.371.7792 foodsafety@vdacs.virginia.gov
Recreation, Parks, & Cultural Affairs	
F	Ensure walkway width is compliant with ADA minimum width of 3'
Alexandria Police Department	
N/A	No comments received.
Alexandria Fire Department	
N/A	No comments or concerns.