



Special Use Permit 2026-00031 2003A Mount Vernon Avenue Outdoor Dining on Private Property

Administrative Special Use Permit (SUP): Change of Ownership

SUP Holder:	Crooked Run Brewing, LLC
Approval:	Staff approve transfer of an existing outdoor dining SUP to a new owner, subject to the attached conditions.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures and outdoor dining standards of the Zoning Ordinance including Sec. 6-603(D), Sec. 8-100(A)(9), Sec. 11-511, Sec. 11-513 (C), and (M).
Prior Approvals:	▪ SUP2016-00015 – Administrative new use request. ▪ SUP2008-0036 – Change of ownership. ▪ SUP2001-0049 – City Council approval for a restaurant with outdoor dining.
Zone:	CL/Commercial Low and Mount Vernon Avenue Urban Overlay
Staff Findings:	▪ Outdoor dining is a positive amenity to the Del Ray community. ▪ The use provides residents and tourists with additional dining options in a vibrant outdoor space. ▪ Parking: Commercial uses requiring less than two parking spaces are exempt from the parking requirements pursuant to 8-100(A)(9).
Key Conditions:	Key conditions include: ▪ Maximum of eight outdoor seats. ▪ Outdoor dining hours are limited to 7 a.m. to 10 p.m., daily. ▪ Outdoor live entertainment is prohibited.
Community Outreach:	Application was posted to City's website. Notice provided via eNews and email notification to Del Ray Civic 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 2026-00031

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 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 the Zoning Ordinance.

2. The maximum number of outdoor seats allowed at the restaurant shall be eight. (P&Z)
3. The maximum hours of operation for outdoor seats at the restaurant shall be between 7 a.m. and 10 p.m., daily. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. daily and shall be cleaned and washed at the close of each business day that it is in use. (P&Z) (T&ES)
4. On and off premises alcohol sales, consistent with a valid ABC license are permitted. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirement, and on how to prevent underage sales of alcohol. (P&Z)
6. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (T&ES) (P&Z)
7. Outdoor seating areas shall not include advertising signage, including on umbrellas. (P&Z)
8. 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 an encroachment ordinance. (P&Z)
9. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
10. 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 during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
11. The applicant shall post information online and install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. ((T&ES) (P&Z)
12. The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES) (P&Z)
13. No live entertainment shall be permitted in the outdoor seating area. (T&ES)

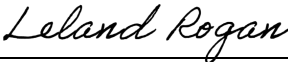
14. The applicant shall ensure that all delivery trucks are aware that Howell Avenue is posted for "No Thru Trucks". Delivery trucks shall not use Howell Avenue to access Route 1. (T&ES)
15. The applicant shall encourage its employees to use public transportation to travel to and from work. (T&ES)
16. The applicant shall direct patrons to the availability of off-street parking at nearby lots and shall participate in any organized program to assist with both employee parking and customer parking for businesses that is formed as a result of suggested parking strategies in the Del Ray Parking Study. (T&ES)
17. 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. (T&ES)
18. 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)

Staff hereby **approve** Special Use Permit 2026-00031 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.

	August 10, 2026
_____ Tony LaColla, AICP Land Use + Preservation Division Chief	_____ Date

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00031 and agrees to obtain all applicable licenses and permits required for the use at 2003A Mount Vernon Avenue.

	8/13/26
_____ Special Use Permit Holder Crooked Run Brewing, LLC	_____ Date