

SITE: 110 KING STREET

SUP # 1658

WHAT'S THE SCOOP

REMARKS:

Multiple horizontal lines for handwritten remarks.

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Vacation
- Subdivision
- Site Plan
- B. A. R.
-

- P*P Act.
- P*P Doc.
- C:

APPLICANT: _____ Map # _____ Zone _____ Notices: _____

ACTION: Approved Approved Subject to Conditions Approved in Part Denied Withdrawn

PUBLIC HEARING:

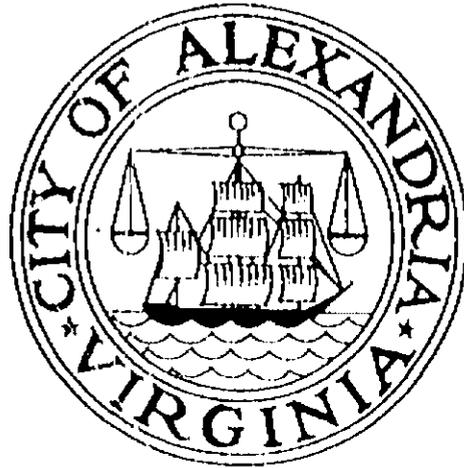
Committee
Planning Commission

City Council

B. A. R.

B. Z. A.

Multiple horizontal lines for public hearing notes.



CERTIFICATE OF AUTHENTICITY

This certifies that the microfilm images appearing on this record are accurate reproductions of the records of the City of Alexandria, Virginia, Department of Planning & Zoning, and were microphotographed in accordance with established government and industry standards, ensuring that all documents, notes, and attachments have been included herein.

12-18-02
Date of Microfilming

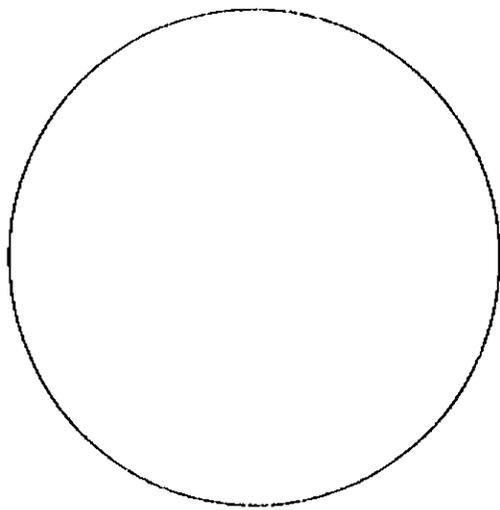
Cheryl A. Wiggleson
Camera Operator

165
Camera Number

Catherine Stewart
Supervisor



PM-PLN 11"x14"
PLANETARY PHOTOGRAPHIC



POINT SIZE

4
6
8
10
12
14

2xby Gam0c
Y5a5o E119g
7n4o K2b8t
D6lmb 9ss9d
Wcuzl L1cdg
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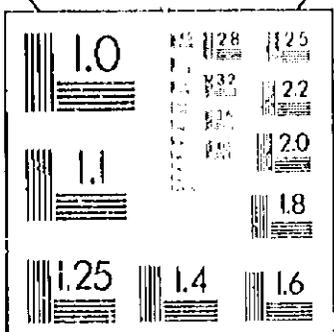
FUTURA

NEWS GOTHIC

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4ef8k Gmn0c
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7n34a 6Y3sl

10 Y0r8j A7o7q
Oelvf 2xbiy
8 9ss9d L1cdg
6 33q7n E119g
4 Z35g 0a1y S0bi Y55s

POINT SIZE



POINT SIZE

4
6
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14

From American Type Foundry
Bravo Wobink Colburn ZimZag
Tlwbz akf0z bun'y Dm0c5
Kp7yc Rho8t Umkkg Ecaid
C6jfm Zm79a 3s43l iskrY
Oz7h9 B5e1P W08nk 8tizx

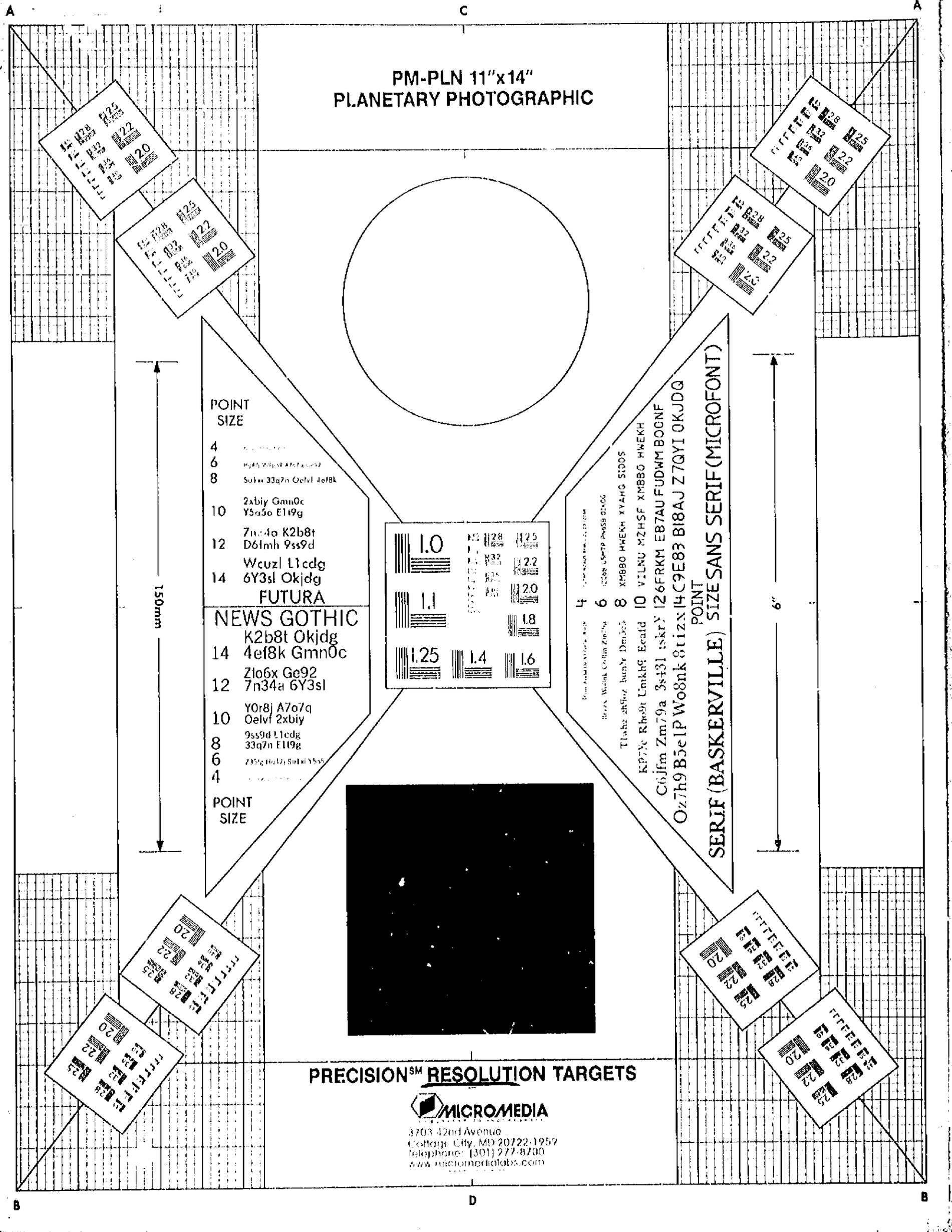
SERJF (BASKERVILLE) SIZE SANS SERIF (MICROFONT)



PRECISIONSM RESOLUTION TARGETS



3703 42nd Avenue
College City, MD 20722-1959
telephone: (301) 277-8700
www.micromedia.com



150mm

6"

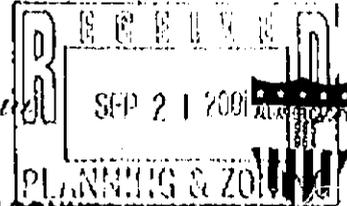
***Special
Use
Permit***

1658

SUP # 1658



City of Alexandria, Virginia
BUSINESS TAX BRANCH



INTERDEPARTMENTAL APPROVALS/REFERRALS IN CONNECTION
WITH OPERATING A BUSINESS IN THE CITY OF ALEXANDRIA

What's The Scoop
Applicant Name Inc.
110 King Street
Business Address

What's The Scoop
Trade Name
what's the scoop premises
Nature of Business

- Zoning Division (Zoning Approval)
301 King St., 2nd Floor, Room 2100
Telephone: 838-4888

Zone: CD
Use: Restaurant

Approved Approved with restrictions Disapproved Add'l. Info. Req'd.
Zoning/Restrictions/Conditions: The addition of alcohol sales constitutes an intensification of the use, and so requires approval of a special use permit. Existing special use permit # 1658 does not permit alcohol sales.

10:2:01
Date
Mary H. Hadjemi
Signature

- Code Enforcement (Certificate of Occupancy, Permits)
301 King St., 4th Floor, Room 4200
Telephone: 838-4360
- No Additional Code Enforcement Permit Required.
- Additional Permits Required - Applicant Notified.

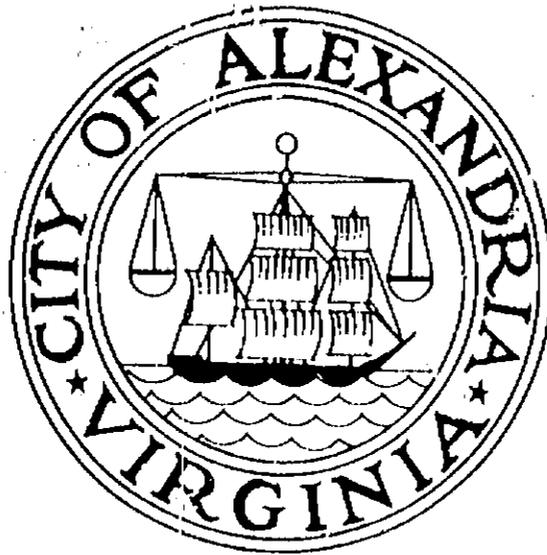
Date

Signature

- Clerk of Circuit Court (Registration of Fictitious Trade Name)
620 King St., Room 307, Telephone: 838-4044
- Tax Services & Enforcement Branch (Meal Sales Tax)
City Hall, Room 1700, Telephone: 838-4570
- Tax Services & Enforcement Branch (Transient Lodging Tax)
City Hall, Room 1700, Telephone: 838-4570
- Health Department (Health Permit)
617 North St. Asaph St., Telephone: 838-4880
- Transportation and Environmental Services (Traffic Division)
City Hall, Room 4100
- Other _____

Mait-in
Taxpayer's Signature

9/21/01
Date



CERTIFICATE OF AUTHENTICITY

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4-20-93

Date of Microfilming

1161

Camera Number

Dagna Lechlida

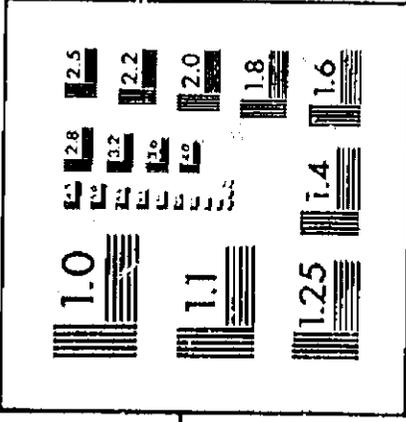
Camera Operator

Dee K. Malone

Supervisor



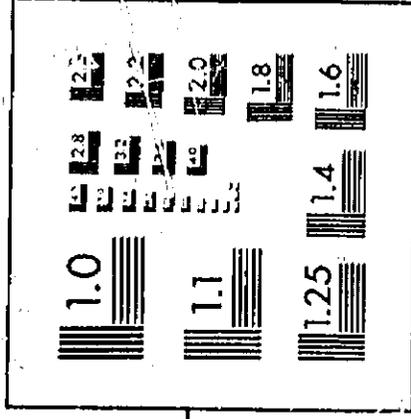
RESOLUTION TEST TARGET (NE-18)



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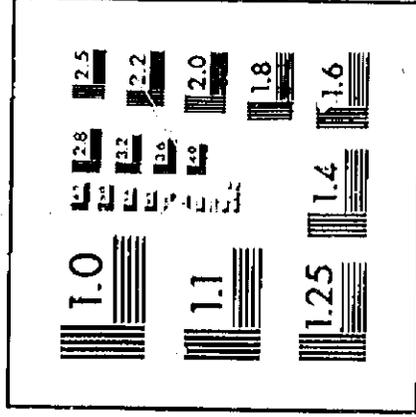
2.5 lp/mm



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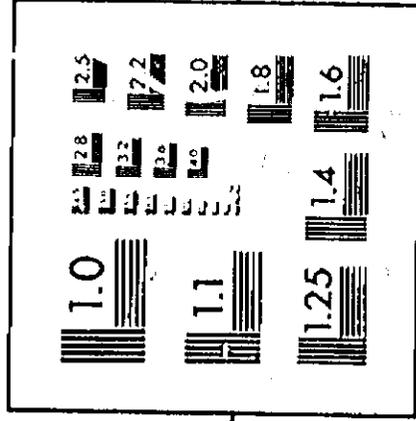
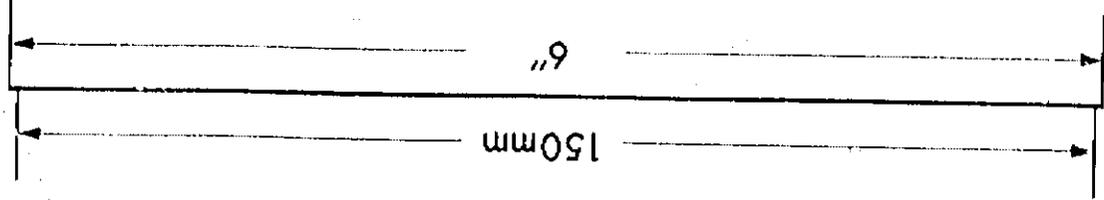
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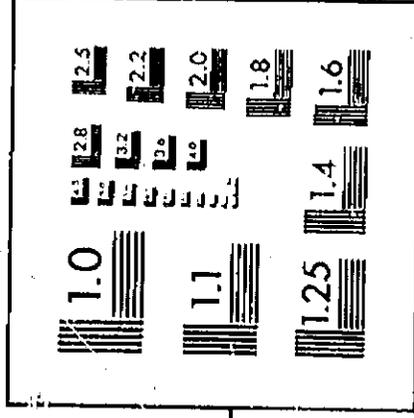
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SITE LOCATION: 110 KING ST.

duplicate file

1658

Restaurant w/ carry-out

REMARKS:

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Vacation
- Subdivision
- Site Plan
- B.A.R.
-

Action of City Council:	<u>Granted</u>	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	<u>Granted Subject to Conditions</u>	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Architectural Review:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Applicant: _____ Map # _____ Zone I-1

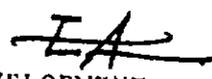
Public Hearing: _____

~~City Council~~ Planning Commission MAY 1, 1984 City Council MAY 12, 1984 ~~DATE~~

City of Alexandria, Virginia

13
5-12-84

MEMORANDUM

DATE: MAY 11, 1984
TO: HONORABLE MAYOR AND MEMBERS
ALEXANDRIA CITY COUNCIL
THROUGH: DOUGLAS HARMAN, 
CITY MANAGER
FROM: ENGIN ARTEMEL, DIRECTOR 
PLANNING & COMMUNITY DEVELOPMENT
SUBJECT: SPECIAL USE PERMIT #1658
PROPOSED 40 SEAT RESTAURANT
110 KING STREET

I would like to convey to the Mayor and Members of City Council that my department recommendation in favor of the proposed restaurant at 110 King Street was based in part on the applicant not offering alcoholic beverages.

At the Planning Commission meeting of May 1, 1984 regarding this request, I advised the Commission members and the applicant that my department would oppose any application to the Alcoholic Beverage Control Board for this property.

EA/MDK:1kr



All-America City

City of Alexandria, Virginia

P & CD ADMINISTRATION
Department of Public Safety
Code Enforcement Division
P.O. Box 118
Alexandria, Virginia 22314



Stanley T. Seibel
Inspector, Public Safety
838-4700

Building/Mechanical Insp.
838-4360
Fire Marshal's Office
838-4650
Housing Inspections
838-4644

RECEIVED
MAY 11 1984

DATE: MAY 10, 1984
TO: ENGIN ARTEMEL, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT
FROM: MICHAEL A. CONNER, FIRE MARSHAL
SUBJECT: SPECIAL USE PERMIT #1658

This is to inform you that I have contacted the applicant of Special Use Permit #1658 as was requested by Mr. Braswell the evening of the Planning Commission Meeting.

Accordingly, we have reached an agreement whereby the applicant has demonstrated that this operation would be a "low hazard" type of operation.

The applicant and I have concurred on the installation of a fire detection system in lieu of a fully automatic sprinkler system. They have further agreed that should their operation include cooking with hot grease at any time in the future, that they would install a automatic fire suppression system to protect that operation.

CC: Barbara P. Beach, Asst. City Attorney

MAC:sh

84F0422

PLANNING COMMISSION MEETING
TUESDAY, MAY 1, 1984
7:30 P.M., COUNCIL CHAMBERS

12. v. h. h. r. No 1
13
5-12-84

ISSUE: Request permit to operate a 40 seat restaurant, including carry-out, located at 110 King Street; zoned I-1, Industrial.
APPLICANT: CHARLES B. and LYNNE M. and CAROL ANN LINDSEY.

STAFF RECOMMENDATION:

Recommend approval, subject to all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P&CD)
2. That seating be provided inside for no more than 40 patrons. (P&CD)
3. That no outside dining facilities be located on the premises. (P&CD)
4. That the hours during which the business is open to the public be restricted to between 8:00 a.m. and 1:00 a.m., daily. (P&CD)
5. That no food, beverages, or other material be stored outside. (P&CD)
6. That trash and garbage be stored inside or in a dumpster, or processed through city compactor on Fayette Alley. (P&CD)(T&ES)
7. That trash and garbage be collected daily when the business is open. (P&CD)
8. That litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises be picked up at least twice daily, and more often if necessary, to prevent an unsightly and insanitary accumulation, on each day that the business is open to the public. (P&CD)
9. That the applicant provide an on-site compactor for trash. (T&ES)
10. That the applicant install an automatic fire suppression system. (Fire)

PLANNING COMMISSION MEETING OF MAY 1, 1984:

Ms. Lirdsey represented the application.

No one spoke in opposition.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Cockrell, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and deleted conditions #7 and #9, and amended condition #6 as follows:

6. That trash and garbage be stored inside and processed through city compactor on Fayette Alley.

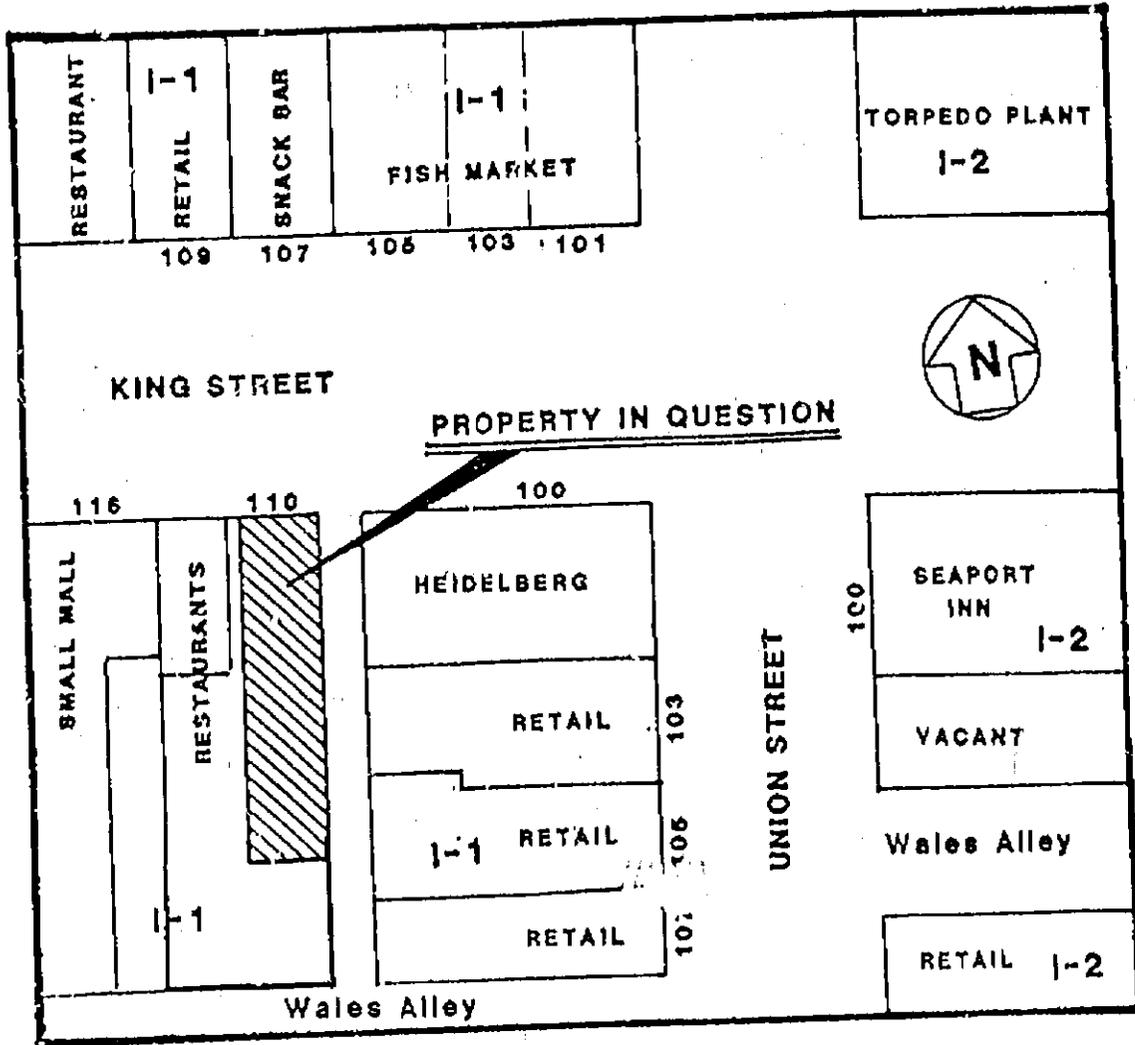
REASON:

The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING of MAY 12, 1984:

COUNCIL ACTION: APPROVED

The property in question and the surrounding land uses are shown on the sketch below:



DISCUSSION:

The subject property is one (1) lot of record having 21.46 feet of frontage on King Street, a depth of 21.00 feet and a total lot area of 1,738 square feet. The property is developed by a two (2) story building that is presently vacant but until recently occupied as He'nley's Country Store.

The area surrounding the property in question is zoned I-1, Industrial and is developed by restaurants, retail stores and offices.

The applicant proposes to lease the first floor of the existing building in order to operate a forty (40) seat restaurant.

The applicant has stated that the proposed restaurant will primarily serve ice cream that will be made on the premises. Other items to be served would include cookies, brownies and possibly pastries for breakfast service in the future. Sandwiches would also be prepared on the premises.

The applicant intends to offer carry-out service as well.

The applicant proposes to be open between 8:00 a.m. and 1:00 am., daily.

The applicant has estimated that seven (7) employees will be on the premises per shift with two (2) shifts per day.

Since the proposed 40 seat restaurant with carryout service is located within the Central Business District no off-street parking is required.

The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation of approved special use permit shall be commenced within one year of date of issuance or the special use permit shall become void.

LAND USE AND MAJOR THOROUGHFARE PLAN:

Commercial land use is indicated for the subject property on the proposed Land Use Plan Map of the Consolidated Master Plan.

King Street is shown as a primary collector street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The current Fifth Revised Zoning Map of 1963 indicates the subject as I-1, Industrial zone, which has remained since adoption of the Third Revised Zoning Map of 1951.

DEPARTMENTAL COMMENTS:Transportation & Environmental Services:

- R-1 Provide on-site compactor for trash. Do not put a dumpster in the alley. Eventually all existing ones will be removed from this alley.
- F-1 Location is close enough to common compactor on Fayette Alley that applicant could carry refuse to that site and pay City for service.

Fire:

- R-1 Due to very limited access by Emergency Vehicles, age and type of structure recommend approval be contingent upon installation of automatic fire suppression system.
- C-2 Applicant to secure hazardous use permit from Fire Marshall to operate a place of Public Assembly prior to opening.

Building & Mechanical Inspections:

The applicant is advised that the renovations will require a building permit and that a Certificate of Occupancy will be required.

Electrical:

Will be forwarded when received.

Plumbing:

1. Minimum facilities must comply with Section P-1202 of the Virginia Uniform Statewide Building Code/81.
2. Handicap facilities must comply with Building Code.
3. All plumbing fixtures and faucets must be water saving type as per Building Code.
4. All hose connections must have approved back flow preventers installed.
5. All mechanical equipment must be energy efficient.

Health:

This department has no objection to the use as proposed. Plans must be submitted to and approved by this department prior to construction. An Alexandria Health Department permit must be issued prior to operation. A certified foodhandling manager must be on duty during operation.

Police:

The Police Department recommends that the owner contact our Crime Resistance Section on 838-4520 for a Security Survey.

STAFF ANALYSIS:

The area surrounding the property in question is developed by numerous restaurants. Staff feels that the proposed 40 seats as well as the carry-out service would not substantially contribute to the problems experienced in this area of King Street.

SPECIAL USE PERMIT # 1658
(INFORMATION AS REQUIRED UNDER ORDINANCE NO. 2495)

All applications for special use permits must include the following information, supplied in writing by the applicant for such special use permit:

- (1) A map showing the location of all properties (in whole or in part) within three hundred (300) feet of the boundaries of the property for which a special use permit is sought which:
- contain uses substantially similar to those for which an application for a special use permit is made, or
 - contain residential uses.
- (2) Plans of the applicant to control any potential impacts of the proposed use on the nearby community, including:
- Noise. The noise levels anticipated from all mechanical equipment and a statement as to whether such anticipated noise complies with the levels permitted by chapter 22A of the city code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.

No Noise is Anticipated.

- Odors. The methods to be used to control odors emanating from the use.

Cooking odors will be mechanically vented to the outside in accordance with law.

- Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.

Type + volume: Food containers, paper trash, 10 cubic feet/day
Collection Frequency: Collected from premises each day and
reposited in dumpster for regular pick up (Continued below)

- Loading/unloading. The availability and adequacy of off-street loading facilities to serve the proposed use. The hours and frequency of off-street loading, if used or needed.

Off-street loading/unloading is available through the adjacent
alley. Several deliveries per day during regular business hours (7 am -
5 pm) are anticipated.

c. Continued

Side walk adjacent to property will be cleaned
of litter & dirt.

e. Parking. The location of parking either on-site or within three hundred (300) feet of the site, and the number of spaces available to serve the employees and patrons during hours of operation.

No Patron parking is required. Business depends on pedestrian traffic.
Employees will use public transportation or public parking lot on 100 block of S. Union.

f. Streets. The design capacity of all streets upon which the use shall have frontage.

The use shall front on King St. A road with 1 traveling lane in each direction.

g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.

Patrons: estimated at approximately 260/day
Employees: 7 per shift, 2 shifts/day
MAX. - 40 SEATS

h. Hours. The proposed hours and days of operation of the use.

8:00 AM to 1:00 AM - DAILY

i. Loitering. The methods to control any loitering outside or near the proposed use.

No loitering is anticipated. Should it occur management will cooperate with city authorities to its courage.

(3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of the interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application.

- 38% Charles B. Lindsey 13 James St. Fairport NY 14450
- 38% Lyane M. Lindsey 13 James St. Fairport NY 14450
- 24% Carl A. Lindsey 416 Belford Lane Alex. Va.

110 KING
RESTAURANT

Application No. 1658

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

Action of City Council	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Location	110 KING				
Assessment Map	Parcel Block	Lot	Zone		

Applicant _____
 Proposed Use of Property _____
 Advertiser _____
 Owner _____

Application Filed _____
 Public Hearing Before Planning Commission _____
 Advertiser in Newspaper _____
 Property Owners Notified _____

MAY 1, 1984
 MAY 12, 1984

REMARKS:



APPLICATION: SPECIAL USE PERMIT No. 1658

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant Charles B. + Lynne M. + Carol Ann Lindsay
 Premises Located 110 King St.
 Assessment Map 7501 Block 6 Lot 9
 Property Owner Lindsay-Nicholson Corp. 549 0067
NAME TELEPHONE NO.
x P.O. Box 57, ALEXANDRIA, VA 22313
ADDRESS
 Use Requested RESTAURANT Zone x I-1

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, on the property for which this special use permit is being requested. The undersigned also 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 his (their) knowledge and belief.

x Carol Ann Lindsay 298-3400 (o)
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT TELEPHONE NUMBER
x 416 BATHFORD LAWN #203 ALEX, VA. 22314
ADDRESS

(DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY)

S.U.P. Application Received 3-21-84 \$150. 3-21-84
DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested _____

Date(s) of Planning Commission Hearing(s) May 1, '84

Date(s) of City Council Hearing(s) May 12, '84

Special Use Permit Advertised In Newspaper _____

Subject Property Placarded _____

ACTIONS

Planning Commission 5-1-84 Recommend approval 7-0.

City Council 011, 5/12/84 Granted, subject to compliance with all applicable Codes, ordinances and staff recommendations; and amended #10 to read "that should the operation include cooking with hot grease any time in the future, an automatic fire suppression system will be installed; and added #11 to read "In the event the kitchen facilities are significantly expanded an application for a new SUP will be required."



APPLICATION: SPECIAL USE PERMIT No. 1658

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant Charles B. + Lynda M. + Carol Ann Lindsey

Premises Located 110 King St.

Assessment Map 7501 Block 16 Lot 9

Property Owner Lindsey-Nicholson Corp. 549 0067
NAME TELEPHONE NO.
x P.O. Box 57, ALEXANDRIA, VA 22313
ADDRESS

Use Requested Restaurant Zone I-1

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, on the property for which this special use permit is being requested. The undersigned also 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 his [their] knowledge and belief.

x Carol Ann Lindsey 248-3400 (o)
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT 549-7980 (w)
TELEPHONE NUMBER

x 416 BASHFORD LANE #203 ALEX, VA. 22314
ADDRESS

(DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY)

S.U.P. Application Received 3-21-84 4.50 3-21-84
DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested _____

Date(s) of Planning Commission Hearing(s) May 1, 84

Date(s) of City Council Hearing(s) May 12, 84

Special Use Permit Advertised in Newspaper _____

Subject Property Placarded _____

ACTIONS

Planning Commission 5-1-84 Recommend approval 7-0

City Council 5/12/84 Granted, subject to compliance with all applicable Codes, ordinances and staff recommendations; and amended #10 to read "that should the operation include cooking with hot grease any time in the future, an automatic fire suppression system will be installed; and added #11 to read "In the event the kitchen facilities are significantly expanded an application for a new SUP will be required"

SPECIAL USE PERMIT

Special Use Permit No. 1658 was approved by City Council on 5/12/84

Permission is hereby granted to Carol Ann Lindsey

to use premises located at 110 King Street

for the following purpose To operate a 40 seat restaurant

and under the following conditions (See Attached)

May 15, 1984

DOCKET (ITEM # 10)
SPECIAL USE PERMIT # 1658

PLANNING COMMISSION MEETING
TUESDAY, MAY 1, 1984
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request permit to operate a 40 seat restaurant, including carry-out, located at 110 King Street, zoned I-1, Industrial.
APPLICANT: CHARLES B. and LYNNE M. and CAROL ANN LINDSEY.

STAFF RECOMMENDATION:

Recommend approval, subject to all applicable codes and ordinances and the following conditions:

1. That the permit be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P&CD)
2. That seating be provided inside for no more than 40 patrons. (P&CD)
3. That no outside dining facilities be located on the premises. (P&CD)
4. That the hours during which the business is open to the public be restricted to between 8:00 a.m. and 1:00 a.m., daily. (P&CD)
5. That no food, beverages, or other material be stored outside. (P&CD)
6. That trash and garbage be stored inside or in a dumpster, or processed through city compactor on Fayette Alley. (P&CD)(T&HS)
7. That trash and garbage be collected daily when the business is open. (P&CD)
8. That litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises be picked up at least twice daily, and more often if necessary, to prevent an unsightly and insanitary accumulation, on each day that the business is open to the public. (P&CD)
9. That the applicant provide an on-site compactor for trash. (T&HS)
10. That the applicant install an automatic fire suppression system. (Fire)

SUP #1658

PLANNING COMMISSION MEETING OF MAY 1, 1984:

Ms. Lindsey represented the application.

No one spoke in opposition.

COMMISSION ACTION:

On a motion by Mr. Hurd, seconded by Mr. Cockrell, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and deleted conditions #7 and #9, and amended condition #6 as follows:

6. That trash and garbage be stored inside and processed through city compactor on Payette Alley.

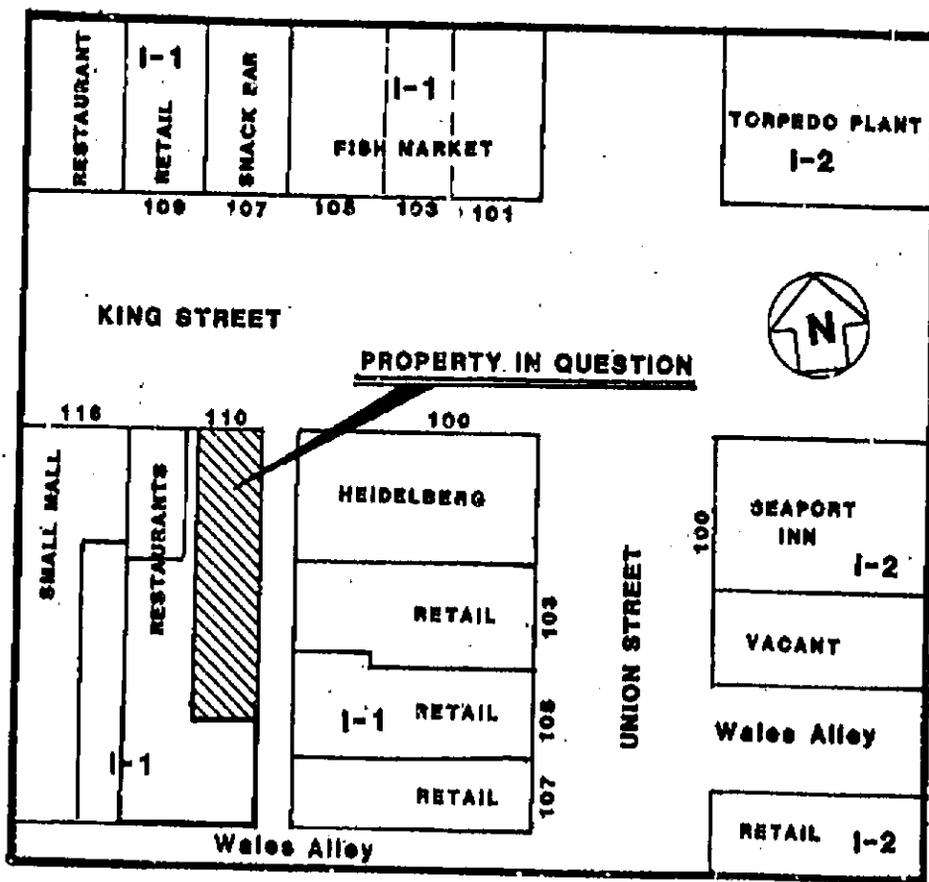
REASON:

The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING OF MAY 15, 1984:

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations; and amended #10 to read "that should the operation include cooking with hot grease any time in the future, an automatic fire suppression system will be installed; and added #11 to read "In the event the kitchen facilities are significantly expanded an application for a new SUP will be required."

The property in question and the surrounding land uses are shown on the sketch below:



DISCUSSION:

The subject property is one (1) lot of record having 21.46 feet of frontage on King Street, a depth of 81.00 feet and a total lot area of 1,738 square feet. The property is developed by a two (2) story building that is presently vacant but until recently occupied as Heinley's Country Store.

The area surrounding the property in question is zoned I-1, Industrial and is developed by restaurants, retail stores and offices.

The applicant proposes to lease the first floor of the existing building in order to operate a forty (40) seat restaurant.

The applicant has stated that the proposed restaurant will primarily serve ice cream that will be made on the premises. Other items to be served would include cookies, brownies and possibly pastries for breakfast service in the future. Sandwiches would also be prepared on the premises.

The applicant intends to offer carry-out service as well.

The applicant proposes to be open between 8:00 a.m. and 1:00 a.m., daily.

The applicant has estimated that seven (7) employees will be on the premises per shift with two (2) shifts per day.

Since the proposed 40 seat restaurant with carryout service is located within the Central Business District no off-street parking is required.

The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation of approved special use permit shall be commenced within one year of date of issuance or the special use permit shall become void.

LAND USE AND MAJOR THOROUGHFARE PLAN:

Commercial land use is indicated for the subject property on the proposed Land Use Plan Map of the Consolidated Master Plan.

King Street is shown as a primary collector street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The current Fifth Revised Zoning Map of 1963 indicates the subject as I-1, Industrial zone, which has remained since adoption of the Third Revised Zoning Map of 1951.

DEPARTMENTAL COMMENTS:Transportation & Environmental Services:

- R-1 Provide on-site compactor for trash. Do not put a dumpster in the alley. Eventually all existing ones will be removed from this alley.
- F-1 Location is close enough to common compactor on Fayette Alley that applicant could carry refuse to that site and pay City for service.

Fire:

- R-1 Due to very limited access by Emergency Vehicles, age and type of structure recommend approval be contingent upon installation of automatic fire suppression system.
- C-2 Applicant to secure hazardous use permit from Fire Marshall to operate a place of Public Assembly prior to opening.

Building & Mechanical Inspections:

The applicant is advised that the renovations will require a building permit and that a Certificate of Occupancy will be required.

Electrical:

Will be forwarded when received.

Plumbing:

1. Minimum facilities must comply with Section P-1202 of the Virginia Uniform Statewide Building Code/81.
2. Handicap facilities must comply with Building Code.
3. All plumbing fixtures and faucets must be water saving type as per Building Code.
4. All hose connections must have approved back flow preventers installed.
5. All mechanical equipment must be energy efficient.

Health:

This department has no objection to the use as proposed. Plans must be submitted to and approved by this department prior to construction. An Alexandria Health Department permit must be issued prior to operation. A certified foodhandling manager must be on duty during operation.

Police:

The Police Department recommends that the owner contact our Crime Resistance Section on 838-4520 for a Security Survey.

STAFF ANALYSIS:

The area surrounding the property in question is developed by numerous restaurants. Staff feels that the proposed 40 seats as well as the carry-out service would not substantially contribute to the problems experienced in this area of King Street.

SPECIAL USE PERMIT # 1658

(INFORMATION AS REQUIRED UNDER ORDINANCE NO. 2495)

All applications for special use permits must include the following information, supplied in writing by the applicant for such special use permit:

- (1) A map showing the location of all properties (in whole or in part) within three hundred (300) feet of the boundaries of the property for which a special use permit is sought which:
 - a. contain uses substantially similar to those for which an application for a special use permit is made, or
 - b. contain residential uses.
- (2) Plans of the applicant to control any potential impacts of the proposed use on the nearby community, including:
 - a. Noise. The noise levels anticipated from all mechanical equipment and a statement as to whether such anticipated noise complies with the levels permitted by chapter 22A of the city code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.

No noise is anticipated.

- b. Odors. The methods to be used to control odors emanating from the use.

Cooking odors will be mechanically vented to the outside in accordance with law.

- c. Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.

Type + volume: Food containers, Paper trash, 10 cubic feet/day
Collection Frequency: Collected from premises each day and deposited in dumpster for regular pick up (Continued below)

- d. Loading/unloading. The availability and adequacy of off-street loading facilities to serve the proposed use. The hours and frequency of off-street loading, if used or needed.

Off-street loading/unloading is available through the adjacent alley. Several deliveries per day during regular business hours (7am-5pm) are anticipated.

c. Continued

Side walk adjacent to property will be cleaned of litter daily.

e. Parking. The location of parking either on-site or within three hundred (300) feet of the site, and the number of spaces available to serve the employees and patrons during hours of operation.

No Patron parking is required. Business depends on pedestrian traffic.

Employees will use public transportation or public parking lot on 100 block of S. Union.

f. Streets. The design capacity of all streets upon which the use shall have frontage.

The use shall front on King St., a road with 1 traveling lane in each direction.

g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.

Patrons: estimated at approximately 260/day
Employees: 7 per shift, 2 shifts/day
MAX. - 42 SEATS

h. Hours. The proposed hours and days of operation of the use.

8:00 AM to 1:00 AM - DAILY

i. Loitering. The methods to control any loitering outside or near the proposed use.

No loitering is anticipated. Should it occur management will cooperate with city authorities to discourage.

(3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of the interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application.

- 38% Charles B. Lindsay 13 James St. Fairport NY 14450
- 38% Lyne M. Lindsay 13 James St. Fairport NY 14450
- 24% Cecil A. Lindsay 46 BOGA FORD LANE Alex. Va.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 11, 1984

TO: HONORABLE MAYOR AND MEMBERS
ALEXANDRIA CITY COUNCIL

THROUGH: DOUGLAS HARMAN,
CITY MANAGER

FROM: ENGIN ARTEMEL, DIRECTOR 
PLANNING & COMMUNITY DEVELOPMENT

SUBJECT: SPECIAL USE PERMIT #1688
PROPOSED 40 SEAT RESTAURANT
110 KING STREET

I would like to convey to the Mayor and Members of City Council that my department recommendation in favor of the proposed restaurant at 110 King Street was based in part on the applicant not offering alcoholic beverages.

At the Planning Commission meeting of May 1, 1984 regarding this request, I advised the Commission members and the applicant that my department would oppose any application to the Alcoholic Beverage Control Board for this property.

Mark EA



City of Alexandria, Virginia

P & CO-ADMINISTRATION

Department of Public Safety
Code Enforcement Division
P.O. Box 128
Alexandria, Virginia 22314

RECEIVED
MAY 11 1984



All-America City

Charles T. Pindel
Director, Public Safety
833-4700

Building/Mechanical Insp.
833-4360
Fire Marshal's Office
833-4650
Hearing Inspections
833-4644

DATE: MAY 10, 1984
TO: ENOIN ARTEMEL, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT
FROM: MICHAEL A. CONNER, FIRE MARSHAL *MA*
SUBJECT: SPECIAL USE PERMIT #1658

This is to inform you that I have contacted the applicant of Special Use Permit #1658 as was requested by Mr. Braswell the evening of the Planning Commission Meeting.

Accordingly, we have reached an agreement whereby the applicant has demonstrated that this operation would be a "low hazard" type of operation.

The applicant and I have concurred on the installation of a fire detection system in lieu of a fully automatic sprinkler system. They have further agreed that should their operation include cooking with hot grease at any time in the future, that they would install a automatic fire suppression system to protect that operation.

CC: Barbara P. Beach, Asst. City Attorney

MAG:sh

84F0422

600 New Hampshire Avenue, N.W.
Washington, D.C. 20037
April 12, 1984

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the following request:

Alexandria Planning Commission	Alexandria City Council
Tuesday, May 1	Saturday, May 12
7:30 P.M., City Hall	9:30 A.M., City Hall
Council Chambers	Council Chambers
Alexandria, Virginia	Alexandria, Virginia

REQUESTING: Permit to open a restaurant with a maximum of 40 seats.

ADDRESS: 110 King Street

TAX MAP REFERENCE: 75.01/6/9

As a citizen and party in interest, you are invited to attend these meetings and express your views concerning the above request.

If you have any questions regarding the request, please feel free to call at 298-3400.

Sincerely yours,

Carol Ann Lindsey

DATE 4-6-84 ✓

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT # 1658

I. & E. S.
RECEIVED
APR 10 1984
ADMINISTRATIVE
DIVISION
ALEXANDRIA, VA

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Department of Transportation & Environmental Services
 Department of Fire Prevention
 Department of Building & Mechanical Inspections
 Electrical Division
 Plumbing Division
 Health Department
 Police Department

The following request has been submitted for public hearing before the
 Planning Commission on MAY 1, 1984
 Subdivision Committee on _____

APPLICANT: CHARLES B. + LYNNE M. + Phone: 549-7980 (Carol)
CAROL ANN LINDSEY

LOCATION: 110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the
 Department of Planning and Community Development by APRIL 17, '84

DEPARTMENTAL REPORT

- R-1 Provide on-site compactor for trash. Do not put a dumpster in the alley. Eventually all existing ones will be removed from this alley.
- F-1 Location is close enough to common compactor on Fayette Alley that applicant could carry refuse to that site and pay City for service.

APRIL 12, 1984

DATE

D. Flock

SIGNATURE OF DEPARTMENT HEAD

DATE 4-6-84

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT # 1658



- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Department of Transportation & Environmental Services
 Department of Fire Prevention
 Department of Building & Mechanical Inspections
 Electrical Division
 Plumbing Division
 Health Department
 Police Department

The following request has been submitted for public hearing before the
 Planning Commission on MAY 1, 1984
 Subdivision Committee on _____

APPLICANT: CHARLES B. & LYNNE M. & Phone: 549-2980 (CAROL)

LOCATION: CAROL ANN LINDSEY
110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by APRIL 17, 84

DEPARTMENTAL REPORT

- R-1 Due to very limited access by Emergency Vehicles, age and type of structure, recommend approval be contingent upon installation of automatic fire suppression system.
- C-2 Applicant to secure hazardous use permit from Fire Marshal to operate a place of Public Assembly prior to opening.

4/14/84
DATE

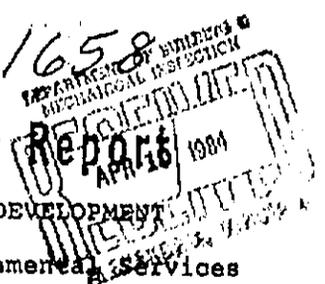
Michael A. Connor, Sr.
SIGNATURE OF DEPARTMENT HEAD

DATE 4-6-84

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT # 1658

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report



FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO:

- Department of Transportation & Environmental Services
- Department of Fire Prevention
- Department of Building & Mechanical Inspections
 - Electrical Division
 - Plumbing Division
 - Health Department
 - Police Department

The following request has been submitted for public hearing before the
 Planning Commission on MAY 1, 1984
 _____ Subdivision Committee on _____

APPLICANT: CHARLES B. + LYNNE M. + CAROL ANN LINDSEY Phone: 549-7980 (CAROL)

LOCATION: 110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by APRIL 17, 84

DEPARTMENTAL REPORT

The applicant is advised that the renovations will require a building permit and that a Certificate of Occupancy will be required.

Uwe K. Hinz
 Uwe K. Hinz, P.E.
 Special Projects Engineer
 Bldg. & Mech. Inspections

4/10/84

UKH:ed

DATE

SIGNATURE OF DEPARTMENT HEAD

DATE 4-6-84

SUBDIVISION

ENCROACHMENT

VACATION

SPECIAL USE PERMIT # 1658

ENCLOSURES:

- Subdivision Plat
- Floor Plan
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- Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Department of Transportation & Environmental Services
 Department of Fire Prevention
 Department of Building & Mechanical Inspections
 Electrical Division
 Plumbing Division
 Health Department
 Police Department

The following request has been submitted for public hearing before the
 Planning Commission on MAY 1, 1984
 Subdivision Committee on _____

APPLICANT: CHARLES B. + LYNNE M. + CAROL ANN LINDSEY Phone: 549-7980 (C.R.P.)

LOCATION: 110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by APRIL 17, 84

DEPARTMENTAL REPORT

This department has no objection to the use as proposed. Plans must be submitted to and approved by this department prior to construction. An Alexandria Health Department permit must be issued prior to operation. A certified foodhandling manager must be on duty during operation.

C.R. Higginbotham, R.S.
 C.R. Higginbotham, R.S.

4/11/84
 DATE

[Signature]

SIGNATURE OF DEPARTMENT HEAD

DATE 4-6-84

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT # 1658

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
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Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Department of Transportation & Environmental Services
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 Health Department
 Police Department

The following request has been submitted for public hearing before the
 Planning Commission on MAY 1, 1984
 _____ Subdivision Committee on _____

APPLICANT: CHARLES B. + LYNNE M. + Phone: 549-7980 (Carol)

CAROL ANN LINDSEY
 LOCATION: 110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by APRIL 17, '84

DEPARTMENTAL REPORT

The Police Department recommends that the owner contact our Crime Resistance Section on 838-6520 for a Security Survey.

4-13-84
DATE

Charles T. Mohr (K.S.)
SIGNATURE OF DEPARTMENT HEAD

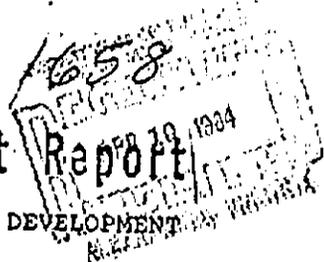
7/16/84
2/3/84

DATE 4-6-84 ✓

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT # 658

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report



FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO:

- ✓ Department of Transportation & Environmental Services
- ✓ Department of Fire Prevention
- ✓ Department of Building & Mechanical Inspections
- ✓ Electrical Division
- ✓ Plumbing Division
- ✓ Health Department
- ✓ Police Department

The following request has been submitted for public hearing before the
 ✓ Planning Commission on MAY 1, 1984
 Subdivision Committee on _____

APPLICANT: CHARLES B. & LYNNE M. & CAROL ANN LINDSEY Phone: 549-7980 (Carol)

LOCATION: 110 KING ST. Zone: I-1

USE PROPOSED: RESTAURANT - 40 seats

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by APRIL 17, 84

DEPARTMENTAL REPORT

Plumbing:

1. Minimum facilities must comply with Section P-1202 of the Virginia Uniform Statewide Building Code/81.
2. Handicap facilities must comply with Building Code.
3. All plumbing fixtures and faucets must be water saving type as per Building Code.
4. All hose connections must have approved back flow preventers installed.
5. All mechanical equipment must be energy efficient.

J. L. Shifflet
 J. L. Shifflet
 Chief Plumbing Inspector
 Building & Mechanical Inspections
 4/24/84

DATE

SIGNATURE OF DEPARTMENT HEAD