

SITE LOCATION: 305 S. WASHINGTON ST.

1898-C

REVIEW: Restaurant

REMARKS:

Five horizontal lines for entering remarks.

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

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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Architectural Review:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Applicant: Trattoria de Franco Map # 74.04 Zone

Public Hearing:

Planning Commission JUNE 1, 1993 City Council B.Z.A. B.A.R.

Five horizontal lines for additional notes or signatures.



## SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit No. 1898-C Approved by City Council on 6/12/03  
Permission is hereby granted to Trattoria de Franco  
to use the premises located at 305 South Washington Street  
for the following purpose Review of the special use permit for the existing  
restaurant.

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Community Development will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a warning notice; subsequent violations carry a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

7-12-03  
Date

Sheldon Lynn  
Sheldon Lynn, Director  
Planning and Community Development

# APPLICATION: SPECIAL USE PERMIT

SUP # 1898-C

PROPERTY LOCATION: 305 South Washington Street

TAX MAP REFERENCE: 74.03 ZONE: CD

APPLICANT NAME: Trattoria da Franco

ADDRESS: \_\_\_\_\_

PROPERTY OWNER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

USE REQUESTED: Review of restaurant

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, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Louis J. D'Amelio, Sr.  
Print Name of Applicant or Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Filing: \_\_\_\_\_ date received \_\_\_\_\_ fee paid \_\_\_\_\_ date paid \_\_\_\_\_

Legal Advertisement: \_\_\_\_\_ date \_\_\_\_\_ Property Placard: \_\_\_\_\_ date \_\_\_\_\_

ACTION - PLANNING COMMISSION: 06/01/1993 Recommend approval 6-0

ACTION - CITY COUNCIL: 6/12/93 PH--Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

DOCKET ITEM # C-8  
SPECIAL USE PERMIT # 1898-C

PLANNING COMMISSION MEETING  
TUESDAY, JUNE 1, 1993  
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a review of a Special Use Permit  
for the existing restaurant.

APPLICANT: Trattoria da Franco  
by Louis J. D'Amelio, Sr.

LOCATION: 305 South Washington Street

ZONE: CD, Commercial Downtown  
=====

PLANNING COMMISSION MEETING OF JUNE 1, 1993:

ACTION: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0; Mr. Wagner absent.

REASON: The Planning Commission agreed with the staff analysis.

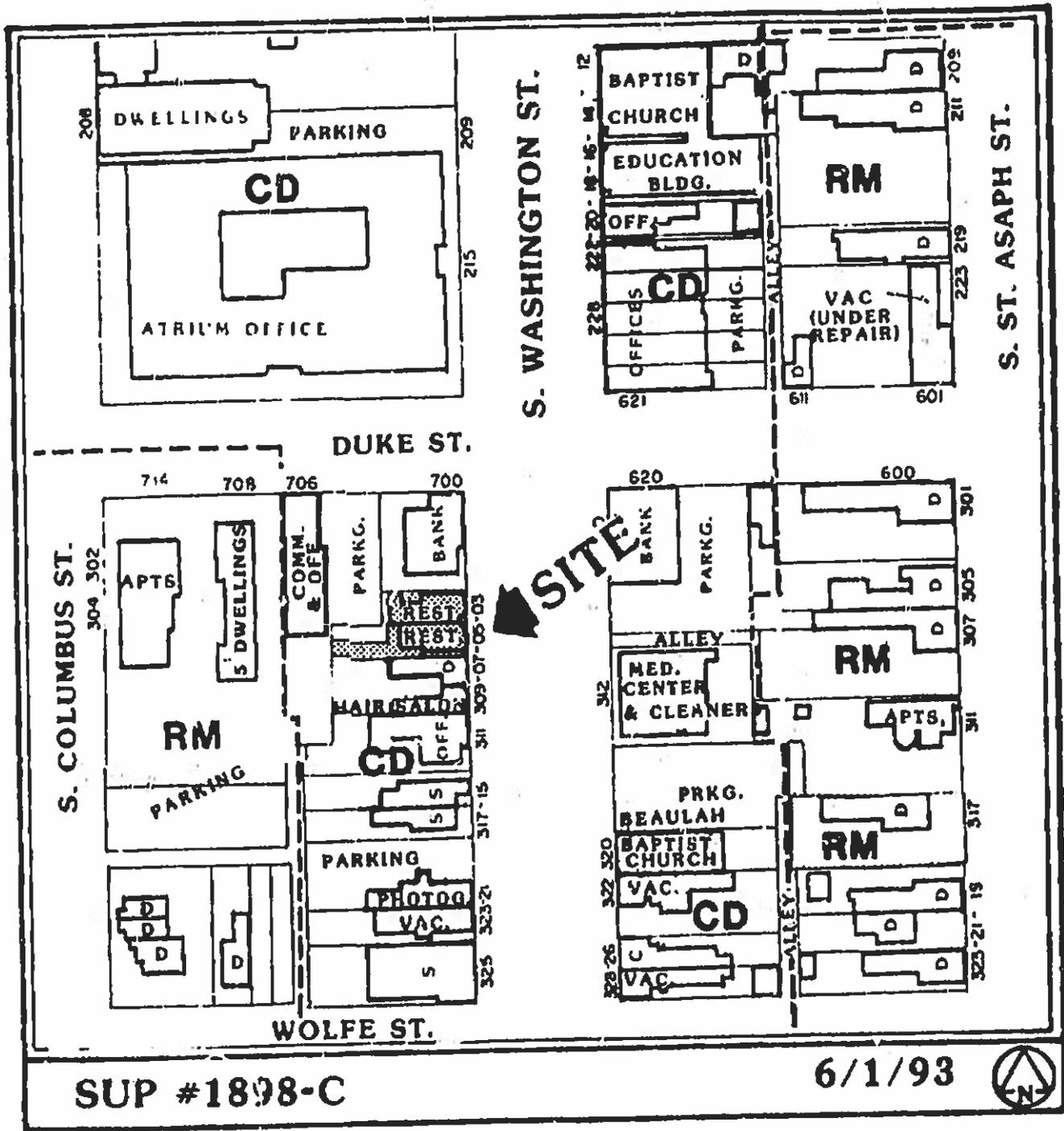
Louis J. D'Amelio was present.

No one spoke opposing the request.

CITY COUNCIL MEETING OF JUNE 12, 1993:

ACTION: City Council approved the request, subject to compliance with all applicable codes, ordinances and staff and Planning Commission recommendations.

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



SUP #1898-C

6/1/93



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD) (SUP #1898-B)
2. Seating shall be provided inside for no more than 118 patrons. (P&CD) (SUP #1898-B)
3. Outside dining facilities shall have no more than eight (8) seats, as requested by the applicant. (P&CD) (SUP #1898-B)
4. Litter shall be picked up as it is generated, and the outside dining area shall be scrubbed and washed down at the close of each day of operation. (P&CD) (T&ES) (SUP #1898-B)
5. The outside dining area shall not have carry-out service. (T&ES) (P&CD) (SUP #1898-B)
6. The public right-of-way 75 feet on each side of the outside dining area shall be cleared of litter on a daily basis. (T&ES) (P&CD) (SUP #1898-B)
7. No lights in the outside dining area shall interfere with traffic or pedestrians using the street. (T&ES) (P&CD) (SUP #1898-B)
8. No food, beverages, or other material shall be stored outside. (P&CD) (SUP #1898-B)
9. Trash and garbage shall be stored inside or in a dumpster. (P&CD) (T&ES) (SUP #1898-B)
10. Trash and garbage shall be collected daily, Monday through Saturday. (P&CD) (T&ES) (SUP #1898-B)
11. A sign shall be posted denoting that no food or drinks are to be carried out of the outside dining area into any adjacent street right-of-way. (T&ES) (P&CD) (SUP #1898-B)
12. The applicant shall install an automatic sprinkler system. (P&CD) (SUP #1898-B)

SUP 1898-C

13. The applicant shall provide seventeen (17) parking spaces. (P&CD) (SUP #1898-B)
14. The parking lot at the Nancy Fleming Shop at 325 South Washington Street shall be used by restaurant patrons daily from 5:00 P.M. to 12:00 Midnight. (CC) (SUP #1898-B)
15. The hours of operation shall be limited to 10:00 A.M. to 1:00 A.M., seven (7) days a week. (P&CD) (SUP #1898-B)
16. There shall be no amplified sound outside. (P&CD) (SUP #1898-B)
17. Meals ordered before the closing hour can be served but no new patrons shall be admitted and no alcoholic beverages shall be served after the closing hour, and all patrons shall be out by one hour after the closing hour. (P&CD) (SUP #1898-B)
18. By October 1, 1992, employers shall provide and require their employees to use off-street parking. (P&CD) (SUP #1898-B)

DISCUSSION:

1. The applicant, Trattoria da Franco, is before the Planning Commission for a one (1) year review of a full service restaurant located at 303-305 South Washington Street.
2. The subject building at 305 South Washington Street has been used as a restaurant since 1972. The original restaurant pre-dates the requirement for a special use permit.
3. The following special use permits have been granted by City Council for the subject property:

<u>SUP#</u>	<u>Date Approved</u>	<u>Applicant</u>	<u>Use</u>
#1898	9-13-86	Trattoria da Franco	8 outdoor seats on public sidewalk
#1898-A	11-24-86	Trattoria da Franco	add 68 indoor seats
#1898-B	6-13-92	Trattoria da Franco	amend hours

4. On May 11, 1993 Zoning staff made an inspection of the subject property to determine if the applicant was in compliance with the conditions of the Special Use Permit. The following information was obtained during the course of the inspection:

CONDITION #1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest.

Comment: The restaurant continues to be owned and operated by Franco Abbruzzetti.

CONDITION #2. Seating shall be provided inside for no more than 118 patrons.

Comment: The restaurant manager stated to staff that indoor seating is limited to 118 patrons on the first and second floor of the restaurant.

CONDITION #3. Outside dining facilities shall have no more than eight (8) seats, as requested by the applicant.

Observation: At the time of the inspection, staff observed four (4) tables with two (2) chairs per table arranged on a portion of the public sidewalk of South Washington Street. The outdoor seating area is surrounded by flower planters. The applicant has received approval by the City Council to encroach into the public right-of-way.

CONDITION #4. Litter shall be picked up as it is generated, and the outside dining area shall be scrubbed and washed down at the close of each day of operation.

Comment: The restaurant manager informed staff that an employee is assigned to police the front outside patio area each day for litter and debris. The patio is also washed down each day when in use.

CONDITION #5. The outside dining area shall be cleaned at the end of each day that it is used.

Observation: Staff was informed that the outdoor patio area is cleaned each day it is in use.

CONDITION #6. The outside dining area shall not have carry-out service.

Comment: The restaurant manager stated that no carry-out service is offered from the outside dining area.

CONDITION #7. The public right-of-way 75 feet on each side of the outside dining area shall be cleared of litter on a daily basis.

Observation: At the time of the inspection, staff did not observe any litter scattered around the outdoor seating area. Staff was informed that an employee regularly polices the South Washington Street public sidewalk on a regular basis to remove litter.

CONDITION #8. No lights in the outside dining area shall interfere with traffic or pedestrians using the street.

Observation: The applicant has installed small Christmas lights on several small plants located at the entrance to the restaurant. The lights are decorative and appear not to disrupt or interfere with the public's use of the sidewalk or automobiles traveling along Washington Street. The Department of Transportation and Environmental Services states the Christmas lights do not interfere with the public's use of the sidewalk or along Washington Street.

CONDITION #9. No food, beverages, or other material shall be stored outside.

Observation: At the time of the inspection, staff did not observe any food, beverages or other material stored outside the building.

CONDITION #10. Trash and garbage shall be stored inside or in a dumpster.

Observation: An industrial dumpster is located at the rear of the business. At the time of the inspection, the dumpster was not overflowing with debris.

CONDITION #11. Trash and garbage shall be collected daily when the business is open.

Observation: Staff of the restaurant stated that trash is removed from the dumpster six (6) days a week. Staff has discovered that Sunday collection is not available.

CONDITION #12. A sign shall be posted denoting that no food or drinks are to be carried out of the outside dining area into any adjacent street right-of-way.

Observation: The applicant has posted a sign stating no food or drinks are permitted to be carried outside the dining area into the public right-of-way.

CONDITION #13. The applicant shall install an automatic sprinkler system.

Observation: The applicant has installed an automatic sprinkler system which has been certified by the Code Enforcement Office.

CONDITION #14. The applicant shall provide seventeen (17) parking spaces.

Comment: Mr. Abbruzzetti has stated to staff that his restaurant continues to maintain an agreement with the Nancy Fleming Shop at 325 South Washington Street to use seventeen (17) off-street parking spaces on their lot for patrons of the restaurant. The parking spaces are available only in the evening for use by patrons.

CONDITION #15. The parking lot at the Nancy Fleming Shop at 325 South Washington Street shall be used by restaurant patrons daily from 5:00 P.M. to 12:00 Midnight.

Comment: The applicant has permission to continue to use the parking lot at 325 South Washington Street during the hours conditioned by City Council.

CONDITION #16. The hours during which the restaurant is open to the public shall be limited to 10:00 A.M. to 1:00 A.M., seven (7) days a week.

Comment: Restaurant staff stated that the restaurant operates within the hours approved by City Council.

CONDITION #17. There shall be no amplified sound outside.

Comment: Staff did not observe any outdoor speakers or hear music being played for customers seated in the outdoor seating area at the time of the inspection.

CONDITION #18. Meals ordered before the closing hour can be served but that no new patrons shall be admitted and no alcoholic beverages shall be served after the closing hour, and all patrons shall be out by one hour after the closing hour.

Comment: The restaurant staff stated that employees comply with the condition imposed by City Council.

CONDITION #19. By October 1, 1992, employers shall provide and require their employees to use off-street parking.

Comment: Mr. Abruzzetti stated that his employees who drive during the evenings park in the Courthouse underground garage at 520 King Street and the Nancy Fleming's lot on South Washington Street. Mr. Abruzzetti stated that he requires employees who drive to use off-street parking facilities or use public transportation.

STAFF ANALYSIS:

The applicant is in compliance with the conditions of the special use permit. Zoning Staff has not received any complaints from neighboring businesses concerning the restaurant nor have City departments raised issues that would warrant denial of the permit. Staff, therefore, recommends reapproval of the special use permit.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation  
S - suggestion F - finding

Transportation & Environmental Services:

F-1 No comment.

Public Safety (Code Enforcement):

F-1 No comment.

Health Department:

F-1 No comments.

Police Department:

F-1 No objections.