



SUP # 2015-00089

# Administrative Special Use Permit Application

PROPERTY LOCATION: 5770 Dow Avenue, Alexandria, VA 22304

ZONE: CDD#17 TAX MAP REFERENCE: 67.02

### APPLICANT'S INFORMATION:

Applicant: Partner Brewhouse LLC Business/Trade Name: Partner Brewhouse

Address: 601 Wilkes Street #303, Alexandria, VA 22314

Phone: (703) 646-0466 Email: portnerbrewhouse@gmail.com

### PROPOSED USE:

- |                          |                        |                                     |   |
|--------------------------|------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Day Care Center        | <input checked="" type="checkbox"/> | Restaurant                                  |
| <input type="checkbox"/> | Light Auto Repair      | <input checked="" type="checkbox"/> | Outdoor Dining (exclude King Street Retail) |
| <input type="checkbox"/> | Overnight Pet Boarding | <input type="checkbox"/>            | Live Theater                                |
| <input type="checkbox"/> | Outdoor Garden Center  | <input type="checkbox"/>            | Outdoor Food and Crafts Market Center       |
| <input type="checkbox"/> | Catering Business      | <input type="checkbox"/>            | Outdoor Display                             |
| <input type="checkbox"/> | Valet Parking          | <input type="checkbox"/>            | Massage Establishment                       |

### Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: Cheryl [Signature]

### Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of Landmark Gateway  
(property address), for the purposes of operating a restaurant brewery (brewpub) (use)  
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Sean Caldwell Phone (301) 255-6008

Address: 6110 Executive Blvd #315 Rockville, MD 20852 Email: anasserian@mcctrust.com

Signature: [Handwritten Signature] Date: 07/06/15  
ANASSERIAN @ MCTRUST.COM

1. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: \_\_\_\_\_

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Please see attached document.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? **N/A**

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

First Name	Last Name	Street Address 1	Street Address 2	City	State	Zip Code	Percentage Ownership
Merrygate	Hospitality	601 Wilkes Street	#303	Alexandria	VA	22314	58%
Benjamin	Schmachtenberger	1113 Redwood Drive		Loveland	CO	80538	3.50%
Michael	Matyas	510 N. Lincoln Street		Arlington	VA	22201	3%
Christopher	Hardisty	2251 Eisenhower Ave	Apt 505	Alexandria	VA	22314	2%
Stephen	Mitchell	8508 Doyle Dr		Alexandria	VA	22308	2%
Christopher	Whelan	8103 F.E. Carter Road		Laurel	MD	20724	2%
Chad	Wolfsheimer	4500 S Four Mile Run Dr	Apt 925	Arlington	VA	22204	2%
Riff	Mogul LLC	5375 Duke St. #1403		Alexandria	VA	22304	1.50%
Kelli	Back	417 Earl Street		Alexandria	VA	22314	1%
Marianne	Buckley	8604 Wagon Wheel Road		Alexandria	VA	22309	1%
Jared	Clarke	6425 Forest Rd.		Cheverly	MD	20785	1%
Bruce	Collette	Pageland Farm	P.O. Box 108	Casanova	VA	20139-0108	1%
David	Doane	7106 Mason Grove Court		Alexandria	VA	22306	1%
Aaron	Emery	5375 Duke St. #1403		Alexandria	VA	22304	1%
Curtis	Emery	39637 Boulevard A		Eaton	CO	80615-9536	1%
Nathaniel	Esty	1023 N Royal Street	Unit 303	Alexandria	VA	22314	1%
Frank	Fannon	1105 Duke Street		Alexandria	VA	22314	1%
Jordan	Glashow	3229 Wynford Drive		Fairfax	VA	22031	1%
Joseph	Holland	2104 Belle View Blvd		Alexandria	VA	22307	1%
Aaron	Jeanguenat	8605 Kenilworth Drive		Springfield	VA	22151	1%
Andrew	Laws	7304 Rippon Road		Alexandria	VA	22307	1%
TriBsquared	LLC	1600 N Oak Street	Apt 516	Arlington	VA	22209	1%
Jarred	Markel	6409 Kilkenny Lane		Fairfax Station	VA	22039	1%
Lindsey	Miranda Canaley	1005 N Van Dorn Street		Alexandria	VA	22304	1%
John	Murray	6819 Corder Lane		Lorton	VA	22079	1%
Joseph	Nocerino	9802 Lindsay Blake Lane		Great Falls	VA	22066-3819	1%
Douglas	Nocerino Living Trust	1307 N. Hudson St		Arlington	VA	22201	1%
George	Nunez	74 Hawthorne Court NE		Washington	DC	20017	1%
Jason	O'Brien	119 E Clifford Avenue		Alexandria	VA	22305	1%
Garrett	Peck	901 N. Monroe Street	#416	Arlington	VA	22201	1%
Joseph	Simonelli	9995 Belvoir Drive		Fort Belvoir	VA	22060	1%
John	Sprinkle	603 Johnston Place		Alexandria	VA	22301	1%
Lawanda	Swope	7421 Swope Lane		Springfield	VA	22153	1%
Craig	Woods	6802 Woodstone Pl		Alexandria	VA	22306	1%

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Full service restaurant offering classic German and contemporary American cuisine. Small on-site brewery for the production and sale of local and historic craft beers in a welcoming community-centered environment.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	See below

Or give hours for each day of the week

Monday	Closed
Tuesday	11 am - 11 pm
Wednesday	11 am - 11 pm
Thursday	11 am - 11 pm
Friday	11 am - 12 am
Saturday	11 am - 12 am
Sunday	10 am - 11 pm

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

150 per lunch shift  
350 per dinner shift

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

15-25 employees per shift

5. A. How many parking spaces of each type are provided for the proposed use:

- 64 Standard and compact spaces
- 4 Handicapped accessible spaces
- 0 Other

B. Please give the number of:

Parking spaces on-site 58

Parking spaces off-site 11

If the required parking will be located off-site, where will it be located?

N/A

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

One.

B. Where are off-street loading spaces located?

Not applicable.

C. During what hours of the day do you expect loading/unloading operations to occur?

Deliveries to occur prior to 10 am.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Deliveries expected 3-4 times per week, as needed.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: CP 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.

Initial: CP 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 Director of Planning and Zoning 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.

Catherine Portner

\_\_\_\_\_  
Print Name of Applicant or Representative

Catherine Portner  
Signature

8/7/15  
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone: (703) 646-0466

Email: catherine@portnerbrewhouse.com

Fax: \_\_\_\_\_

**RESTAURANTS**  
Zoning Ordinance Section 11-513(L)

**Qualify for Administrative Review?**

Will the restaurant have 100 indoor seats or fewer?  Yes  No

Will the restaurant be located outside of Old Town (CD and KR zones)?  Yes  No

If delivery service will be offered, does the restaurant have 40 seats or more?  Yes  No N/A

Will wait service be provided at preset tables with printed menus and non-disposable tableware (not applicable to coffee/ice cream shops)?  Yes  No

If alcohol service will be offered, will it be on premise alcohol service only (alcohol will not be carried out of the restaurant)?  Yes  No

Will the restaurant open at or later than 5:00 am?  Yes  No

Will the restaurant close at or before midnight?  Yes  No

If yes to all questions, the business qualifies for administrative review. Complete the questions below and the Administrative SUP Application form. If no to any question, speak to Planning & Zoning staff about the process for consideration by Planning Commission and City Council.

\*See Zoning Ordinance Section 2-190.3 for coffee or ice cream shop definition.

Note: Hours for restaurant operations are different in the Mount Vernon Overlay and NR (Arlandria) zones. Planning & Zoning staff can provide more information.

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

**SEATS**

The restaurant may not include more than 100 indoor seats.

**How many indoor seats are proposed?** 156, please see DSUP 2011-00303.

**ALCOHOL**

Full alcohol service, consistent with a valid ABC license is permitted. No off-premise alcohol sales are permitted.

Within the Mount Vernon Avenue Overlay zone, the NR zone (Arlandria) and the West Old town neighborhood areas, alcohol may only be served at tables.

Within the West Old Town neighborhood (bounded by Cameron, North West, Wythe and North Columbus Streets), no alcohol shall be served before 11 am or after 10 pm daily.

Contact ABC for information about obtaining an ABC license (703/313-4432)

Will the restaurant offer alcohol service?  Yes  No

**DELIVERY SERVICE**

If you have at least 40 seats, you may include delivery service. Only one delivery vehicle is allowed and there must be a dedicated parking place for it which is not on the public street. No delivery of alcoholic beverages is permitted.

Is delivery service proposed?  Yes  No

**Where will the delivery vehicle be parked?**

Not applicable

**HOURS**

The hours of operation may be similar to other restaurants in the area, but must close by 12:00 midnight and may not open before 5:00 a.m. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. The hours of operation as well as the location of all off street parking must be posted at the entrance to the restaurant.

**HOURS IN MOUNT VERNON OVERLAY OR NR ZONE (Arlandria) AREAS**

Within the Mount Vernon Avenue Overlay zone and the NR zone (Arlandria) areas, hours are limited to from 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 6:00 a.m. to midnight, Friday and Saturday, although the closing hour for indoor seating may be extended until midnight four times a year for special events.

**What hours are proposed?**

Monday - closed. Tuesday - Thursday 11 am - 11 pm Friday - Saturday 11am - midnight  
Sunday 10 am - 11 pm

**DELIVERIES TO THE RESTAURANT**

Deliveries to the restaurant may only take place between 7:00 a.m. and 11:00 p.m.

**What days will deliveries occur?**

Tuesday - Sunday

**Where will deliveries to the restaurant occur?**

Loading dock, located at the east wing of the building.

**SOLID WASTE AND RECYCLING**

The applicant must provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.

**Where will the waste and recycling containers be located?**

There are shared waste and trash facilities at the building in the east wing.

**CONTROLLING ODORS AND SMOKE**

The applicant must control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.

**What equipment is included in the building to help control odors and smoke?**

Both kitchen and brewery areas have their own ventilation hoods with filters which exit the building on the roof. Exhaust fan will be located on the roof, four stories above store, street level.

**OUTDOOR DINING**  
Zoning Ordinance Section 11-513(M)

**Qualify for Administrative Review?**

- Is the proposed outdoor dining accessory to an approved indoor restaurant?  Yes  No
- Will the hours for outdoor dining be the same as those approved for the indoor restaurant?  Yes  No
- Will the outdoor dining have 20 seats or fewer?  Yes  No
- Will live entertainment be **prohibited** from the outdoor seating area?  Yes  No
- Will advertising be **excluded** from the outdoor seating area?  Yes  No
- Will an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day?  Yes  No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.  
**Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.**

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

**PART OF APPROVED INDOOR RESTAURANT**

- Outdoor dining must be connected to an approved indoor restaurant.**

What restaurant is the outdoor dining connected to?

Portner Brewhouse

**HOURS**

- The hours of operation for the outdoor dining must be the same as permitted for the indoor restaurant, unless there is a neighborhood standard for a different time. In the NR (Arlandria), Mount Vernon Avenue Overlay and West Old Town neighborhood areas, outdoor dining shall be closed and cleared of all customers by 10pm Sunday through Thursday and by 11pm Friday and Saturday.**

What are the proposed hours for the outdoor dining?

Monday - closed. Tuesday - Thursday 11 am - 11 pm Friday - Saturday 11am - midnight  
 Sunday 10 am - 11 pm

**LOCATION ON PRIVATE PROPERTY**

- Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.**

Will the outdoor dining be located only on private property?

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk?

*Yes, barriers and planters will be aligned with the property's permanent planters. Sidewalk line is easily distinguishable and full-service staff will keep outdoor dining area clean and properly set.*

**NUMBER OF SEATS**



Only 20 seats may be located at outdoor tables in front of the restaurant.

How many seats will be included in the outdoor seating?

20

**ALCOHOL SERVICE**



Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.

Is on-premise alcohol service proposed?

Yes.

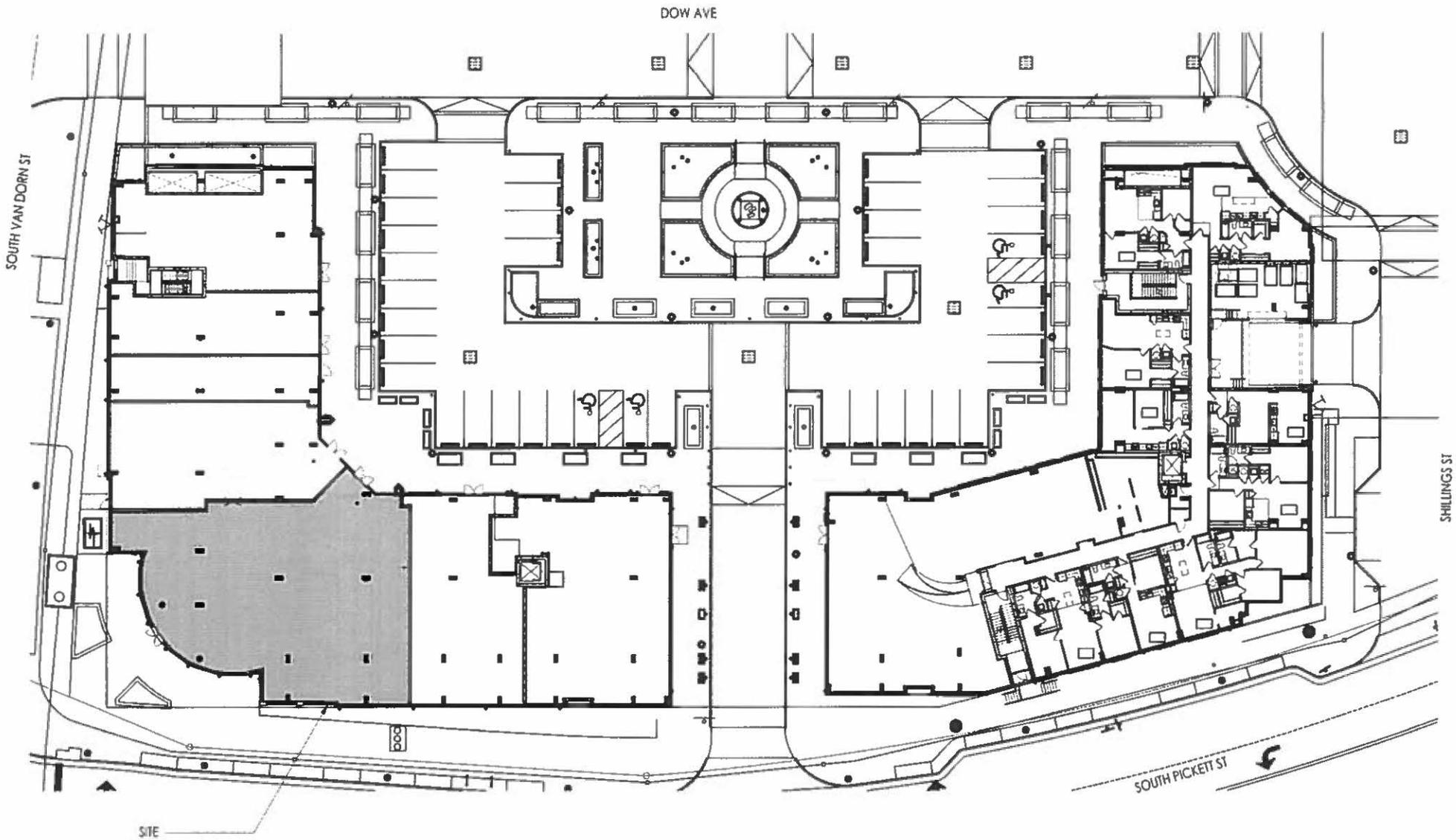
**OUTDOOR DINING PLAN**



Please submit a detailed plan with your application

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.

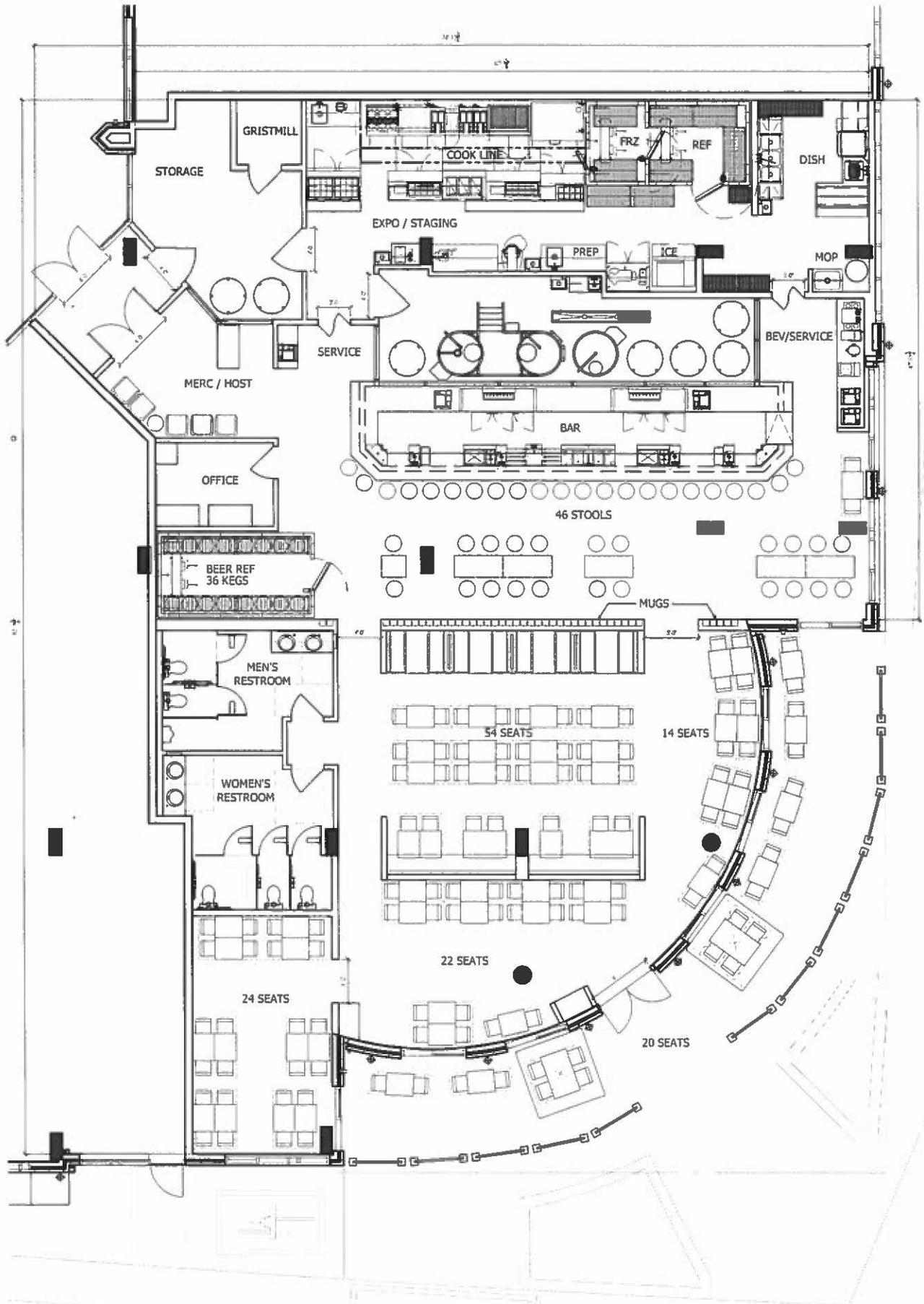
**Complete the Administrative Special Use Permit Application on the following pages.**



1

# PORTNERS BREWHOUSE - SITE PLAN

1/32" = 1'-0"



**1** PORTNERS BREWHOUSE - SCHEME D#6 - 080615  
 1/8" = 1'-0"