SUP # 2016-00003

Administrative Special Use Permit Application

PROPERTY LOCATION: 333 John Carlyle St.

ZONE: _____ TAX MAP REFERENCE: _____

APPLICANT'S INFORMATION:

Applicant: PTO Seafood, LLC
Michael Anderson

Business/Trade Name: OSHUN

Address: 1320 N. Pegram St., Alexandria, Va. 22304

Phone: 703.362.3539 cell

Email: mike@bbqdelray.com

PROPOSED USE:

- [ ] Day Care Center
- [ ] Light Auto Repair
- [ ] Overnight Pet Boarding
- [ ] Outdoor Garden Center
- [ ] Catering Business
- [ ] Valet Parking
- [x] Restaurant
- [ ] Outdoor Dining (exclude King Street Retail
- [ ] Live Theater
- [ ] Outdoor Food and Crafts Market Center
- [ ] Outdoor Display
- [ ] Massage Establishment

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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: _____

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 interim 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.

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PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 333 John Carlyle Street (property address), for the purposes of operating a Restaurant (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.

on behalf of

Name: PERRY REITH 1900 Duke St. LLC Phone (202) 777-1270

Address: c/o Grosvenor USA 1701 Penn Ave, ~~Suite 450, Washington DC~~ NW 20006 Email: perry.reith@grosvenor.com

Signature: [signature] Date: 1/4/16

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.

PTO Seafood, LLC
MIKE ANDERSON MANAGER PARTNER.
1320 N. PEGRAM ST. ALEX. VA. 22304

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?

☒ 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.

USE CHARACTERISTICS

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SUP #

2. Please give a brief statement describing the use:

This is a full service seafood restaurant. Featuring both a bar area and a dining area, with tablecloth, full plate service. There will also be a separate oyster bar adjacent to the dining area.

Outdoor seating will be provided. 50 seats.

99 SBV 3/8

Indoor Seating ~~95~~ seats, Includes Main Bar & Oyster Bar + 50 outdoor seats

3. Please describe the proposed hours of operation:

Days	Hours
Daily	11:00 am to Midnight

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

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).

Lunch 125 patrons, dinner 150 patrons.
Menu will be served continuously from 11:00am until 11:30 pm.

Patio Hours: 11:00am to 10pm.

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

lunch shift10, Dinner 12

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

5 Standard and compact spaces RECEIVED for STAFF

_____ Handicapped accessible spaces

_____ Other

SUP #

B. Please give the number of:

Parking spaces on-site _____

Parking spaces off-site _____

If the required parking will be located off-site, where will it be located?
At lunch time there will be paid parking available for customers beneath the building. The restaurant will pay for 5 parking spaces for management during the day. At night there will be free parking for customers in the parking garage from 5pm until midnight. 100 spaces will be available. The restaurant in conjunction with the landlord will provide theses spaces. We've entered an agreement to pay for parking @ night.

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

A. How many loading spaces are available for the use?
There is a loading dock in the rear of the building.

B. Where are off-street loading spaces located?
n/a

C. During what hours of the day do you expect loading/unloading operations to occur?
Sysco, the primary food vendor, deliver to the restaurant at 7:00am. Misc deliveries will occur after lunch between 3 and 4:30pm.

D. How frequently are loading/unloading operations expected to occur per day or per week?
Three to four deliveries a day on average.

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

SUP #

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: 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: 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.

Michael Anderson

Print Name of Applicant or Representative

Signature

1/3/2016

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: _____

Email: _____

Fax: _____

SUP #_____

RESTAURANTS

Zoning Ordinance Section 11-513(L)

Qualify for Administrative Review?

REVISED

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

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. 3/8 SBV

99 indoor

How many indoor seats are proposed? ~~95~~ SEATS Including Bar & OYSTER BAR

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**

ON PREMISE ONLY. FULL BAR.

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?

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?

11:00 am to Midnight — RESTAURANT Inside —

OUTSIDE PATIO 11:00 AM to 10:00 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?

Monday - Saturday

Where will deliveries to the restaurant occur?

Rear loading dock, in the alley behind 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132.

Where will the waste and recycling containers be located?
Dumpsters located in the rear delivery zone for the building.

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?
Ventilation setup same as any other Alexandria restaurant.

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

January 7, 2016

333 John Carlyle Street

PTO Seafood, LLC

T/A OSHUN

Additional Notes for SUP:

Alcohol:

We will be offering a full service bar and an oyster bar. The full service bar will offer beer, wine and liquor. No off premise sales.

Parking:

We will pay for 5 parking spots in the lot beneath the building for staff. As in our operation down the street, we expect the majority of our staff to utilize Metro.

There will be paid parking available at lunch beneath the building for any customers interested. Our experience has been that 100% of our clientele at lunch walk to the restaurant.

We have arranged to pay for the use of a 100 parking spots in the garage beneath the building for customers after 5pm. Elevator service available and a security guard on duty for the patrons until midnight.

There is paid meter parking available in front of the building until 8pm - Monday - Saturday. No meters on Sunday.

Entertainment:

Requesting the use of non-amplified entertainment, inside only.

Sara Brandt Vorel

From: Michael Anderson <mike@bbqdelray.com>
Sent: Tuesday, February 09, 2016 1:27 PM
To: Sara Brandt Vorel
Subject: Re: 333 John Carlyle / Parking

Hi Sara,

This just came in from the Landlord and their attorney regarding parking.

From: Davia M. Love [mailto:DLove@greeneradovsky.com]
Sent: Tuesday, February 09, 2016 12:43 PM
To: Palmieri, Andrew F.
Cc: Michael Anderson; Orfitelli, Dominic @ McLean; perry.reith@grosvenor.com; Brad Buslik (bbuslik@hrretail.com)
Subject: RE: Mike's

Andrew, below is the revised language we propose for the relevant part of Section 33.1(c):

... Landlord shall provide parking for Tenant's patrons in the Building's parking garage during Tenant's hours of operation for not less than fourteen (14) cars or such other lesser or greater number as may be required under Tenant's special use permit for the Premises and the Outdoor Seating Area. Such parking may be provided on a "valet" basis, at Landlord's discretion. During the hours of Monday through Friday, 7 a.m. to 5 p.m., entry to the parking garage will be controlled, and Tenant's patrons entering the parking garage during such hours will pay the regular hourly fees therefor. From 5 p.m. to 7 p.m. Monday through Friday, entry to the parking garage will be controlled, however, Tenant's patrons entering the parking garage after 5 p.m. shall not pay any fee for the use of the garage. After 7 p.m. Monday through Friday, and during Tenant's business hours on weekends, access to the parking garage will not be controlled, and Landlord will hire a security guard or service, who will be positioned in the lobby of the Building, and whose job will be primarily to facilitate Tenant's patrons access to the garage through the Building lobby after hours and on weekends....

-Davia M. Love

And this is in the lease regarding the paid parking for the staff.

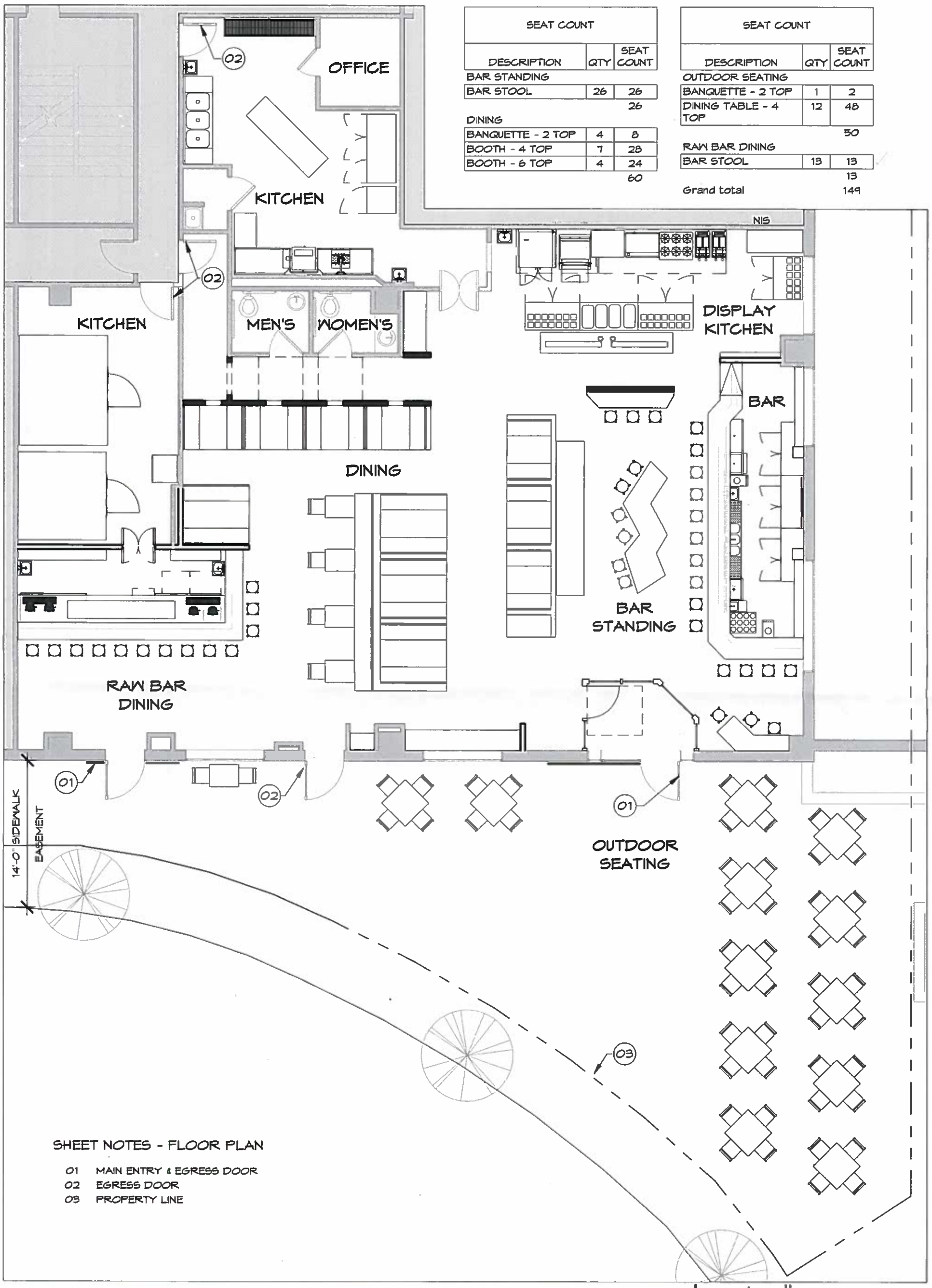
a. At any time during the Lease Term, (i) Tenant shall be entitled to license from Landlord, or Landlord's parking garage operator, up to five (5) unreserved parking spaces in the Building's parking garage, providing access to the parking garage and the Building twenty-four (24) hours per day, seven (7) days per week, at the then-current market rate for the Building (as of the Effective Date, such rate is $___ per month).

Thanks

REVISED

SEAT COUNT		
DESCRIPTION	QTY	SEAT COUNT
BAR STANDING		
BAR STOOL	26	26
		26
DINING		
BANQUETTE - 2 TOP	4	8
BOOTH - 4 TOP	7	28
BOOTH - 6 TOP	4	24
		60

SEAT COUNT		
DESCRIPTION	QTY	SEAT COUNT
OUTDOOR SEATING		
BANQUETTE - 2 TOP	1	2
DINING TABLE - 4 TOP	12	48
		50
RAW BAR DINING		
BAR STOOL	13	13
		13
Grand total		149



SHEET NOTES - FLOOR PLAN

01 MAIN ENTRY & EGRESS DOOR
02 EGRESS DOOR
03 PROPERTY LINE

PTO Seafood, LLC

OSHUN: +/- 3,063 SF RESTAURANT

FLOOR PLAN

1/8" = 1'-0"

Address: 333 John Carlyle St
Alexandria, VA 22314
Date: 02/22/16

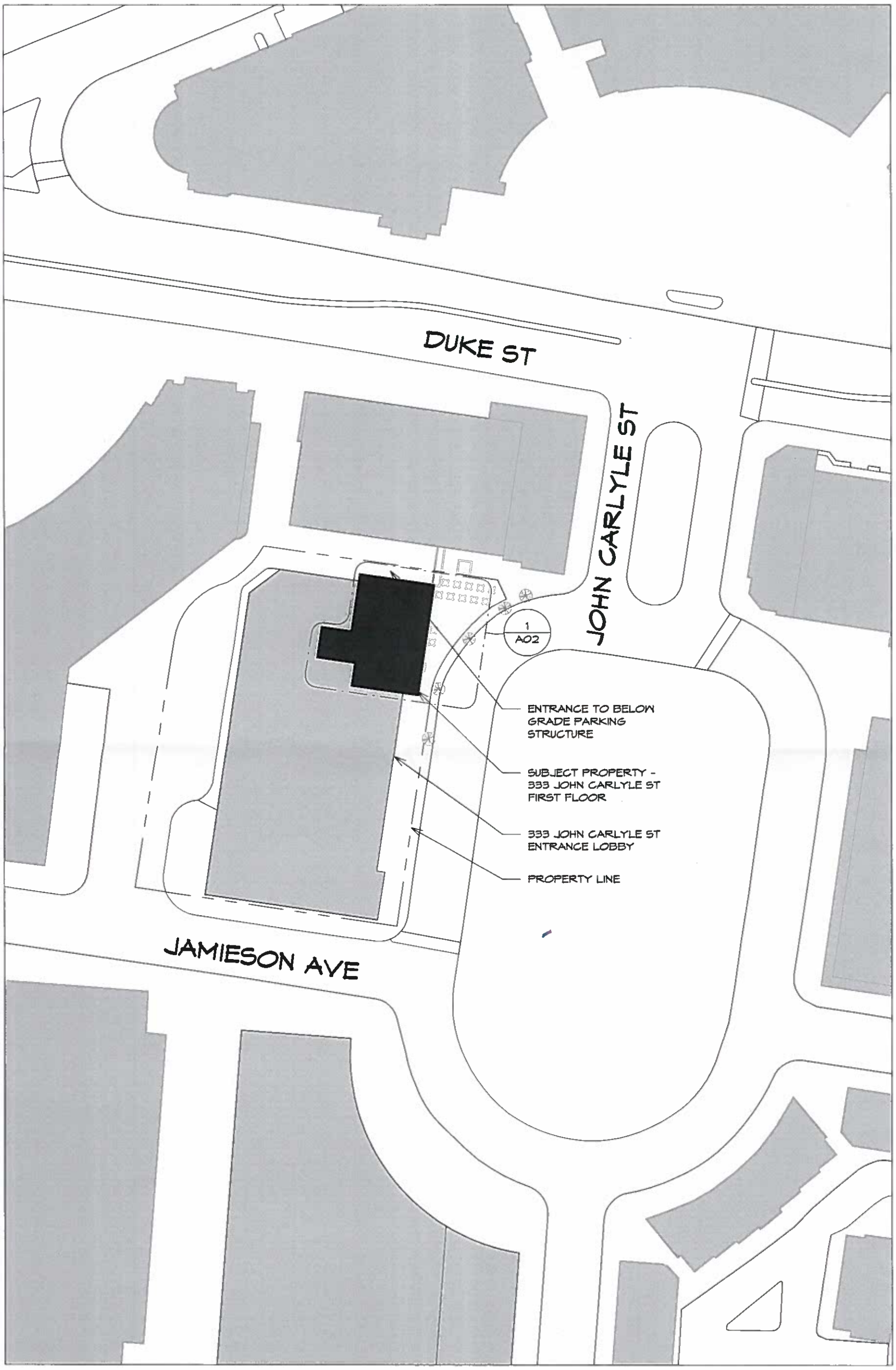
A02

bestudio.LLC

0' 2' 8' 14'

GRAPHIC SCALE FOR REFENCE ONLY
DO NOT SCALE OFF DRAWINGS

REVISED



PTO Seafood, LLC

OSHUN: +/- 3,063 SF RESTAURANT

SITE PLAN

1" = 60'-0"

bestudio,LLC

Address: 333 John Carlyle St
Alexandria, VA 22314

Date: 02/24/16

A01

0' 10' 20'

GRAPHIC SCALE FOR REFENCE ONLY
DO NOT SCALE OFF DRAWINGS