SUP #

Administrative Special Use Permit Application

PROPERTY LOCATION: 1020 KING STREET

ZONE: _____ TAX MAP REFERENCE: _____

APPLICANT'S INFORMATION:

Applicant: Jimmy Lui Business/Trade Name: T-Baar

Address: 1020 KING STREET, Alexandria, VA

Phone: (347) 524-8742
703 501 0769 = Francisco Cortés

Email: metrojl@gmail.com
francisco cp2003@yahoo.es

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
- [x] ~~Juice Bar Svc.~~

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 1020 King St, 1st Floor, Alexandria, VA 22314 (property address), for the purposes of operating a Juice Bar (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: Donald L. Mikovch, Managing Member, DWM20, LLC

Phone 703 683 9463

Address: 1022 King St., Alexandria, VA 22314

Email: dmikovch@borvinbeverage.com
cc: infor@borvinbeverage.com

Signature: Donald L Mikovch

Date: 7/8/16

1. The applicant is the (check one):
   - [ ] Owner
   - [ ] Contract Purchaser
   - [x] 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.

8/2 SBV per email

L+Y Inc. dba Tbaar at 1020 King St
Limmy Lui (50%)
Manna Ye (spouse) (50%)

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 N/A
- [ ] No. The agent shall obtain a business license prior to filing application, if required by the City Code. N/A

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USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Serving fresh fruit juices, ~~and~~ tea, + smoothies.

SBV 8/2 per email 7/28

"Fresh fruit juice + tea drinks are made as soon as it is ordered at the counter. There will be no seating available inside this business."

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	9A - 6P
Tuesday	9A - 6P
Wednesday	9A - 6P
Thursday	9A - 6P
Friday	9A - 6P
Saturday	9A - 6P
Sunday	9A - 6P

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).

Expecting daily clients of approximate 30 clients

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

2 employees

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

0 Standard and compact spaces
0 Handicapped accessible spaces
0 Other

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B. Please give the number of:

Parking spaces on-site 0

Parking spaces off-site 0

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

0

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

A. How many loading spaces are available for the use? 1 - Rear parking space in the rear

B. Where are off-street loading spaces located? Rear of building

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

D. How frequently are loading/unloading operations expected to occur per day or per week? Once a month for materials from franchise daily for fruit deliveries

SBV 8/2 per email 7/28

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: NONE

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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.

Jimmy Lui
Print Name of Applicant or Representative

Jimmy
Signature

7/8/16
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?

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

SBV 8/2 per email 7/28

Will the restaurant open at or later than 5:00 am? [✓] Yes [ ] No – ~~8~~ 9 AM → 6 PM

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? 0

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? N/A

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? ~~8~~ 9AM – 6PM

SBV 8/2 per email 7/28

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? ~~N/A~~ TBD

Where will deliveries to the restaurant occur? REAR OF LOCATION

SUP #_____

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?

Rear of Store Location

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?

HVAC units + WINDOWS.
Business does not produce smoke.

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

This site has no rating

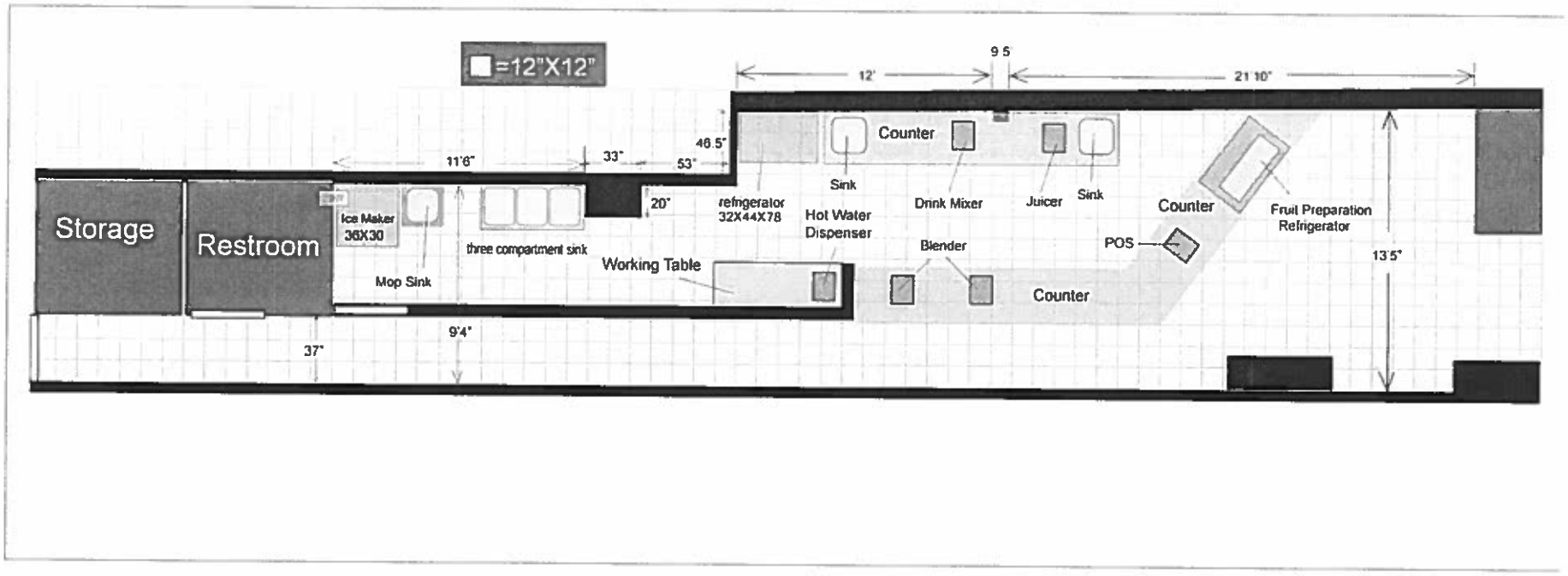
Google Maps 1020 King St

This site has no rating

Google Maps 1020 King St

Imagery ©2016 Google, Map data ©2016 Google 50 ft

Site location*


=12"X12"
Storage
Restroom
Ice Maker
36X30
Mop Sink
three compartment sink
11'6"
33"
53"
46.5"
20"
37"
9'4"
refrigerator
32X44X78
Hot Water
Dispenser
Working Table
Sink
Counter
Drink Mixer
Juicer
Sink
Blender
Counter
POS
Counter
Fruit Preparation
Refrigerator
12'
9.5
21'10"
13'5"

Sara Brandt Vorel

From: JL <metrojl@gmail.com>
Sent: Thursday, July 28, 2016 3:38 PM
To: Sara Brandt Vorel
Cc: Ann Horowitz
Subject: Re: Missing Application Information: 1020 King St

Hi Sara,

3. Clarify the hours of operation- the supplemental application lists your hours as 8am – 6pm while the primary application lists 9am – 6pm. Please confirm which hours you are intending.

Because Old Town Alexandria is a new area for us and the Franchise, our exact time of operation is an unknown and/or unconfirmed at this time. The listed time of 8AM-6PM or 9AM-6PM reflects the anticipated time of operation at this moment.

We would need to pick one time, either is fine but please specify a start time. - 9AM-6PM.

6. you've indicated that loading/unloading would take place once a month. Is this accurate? Are you expecting monthly shipments of fruits/content for smoothies or would it be more frequent? There is no wrong answer, this just seemed very infrequent compared to other restaurant uses.

Please keep in mind that this business is part of a Franchise. The answer of this general question asked of shipment unloading are as per the franchise's average , periodical delivery of their supplies to our business only. Such as Franchise cups, straws, tissue, tea, etc.. As for the fruit inventory, these will be replenished daily or on an as needed basis. Fruits will be purchased by us through local vendors.

Please provide an estimate for deliveries, can be daily but it seems to be more than one month. We are asking about all deliveries to the business, not just those from the franchise. - **Franchise = 1x per month & Fruit purchases = daily and/or every other day.**

Rgds,
Jimmy

On Thu, Jul 28, 2016 at 3:27 PM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

Hi Jimmy, comments below in red.

Thank you!

Sara

Sara Brandt-Vorel

Urban Planner

City of Alexandria

Department of Planning and Zoning, Room 2100

City Hall

301 King Street

Alexandria, VA 22314

Sara.BrandtVorel@alexandriava.gov

Phone: 703.746.3819

Fax: 703.838.6393

From: JL [mailto:metrojl@gmail.com]
Sent: Thursday, July 28, 2016 2:23 PM
To: Sara Brandt Vorel
Cc: Ann Horowitz
Subject: Re: Missing Application Information: 1020 King St

Hello Sara,

1. "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."

- We need the name, address and percent of ownership for your proposed restaurant use

L & Y Inc. dba TBaar at 1020 King Street , Alexandria , VA .

Ownership: Jimmy Lui - 50%

Manna Ye (Spouse) - 50%

2. "Please give a brief statement describing the use."

a. Please provide additional detail on the operations of your proposed juice bar. Will juices be made on site? Are the juices custom ordered or previously made and people pick them up in the store? Do you propose any seats inside the restaurant?

Fresh fruit juice and tea drinks are made as soon as it is ordered at the counter. There will be no seating available inside this business.

3. Clarify the hours of operation- the supplemental application lists your hours as 8am – 6pm while the primary application lists 9am – 6pm. Please confirm which hours you are intending.

Because Old Town Alexandria is a new area for us and the Franchise, our exact time of operation is an unknown and/or unconfirmed at this time. The listed time of 8AM-6PM or 9AM-6PM reflects the anticipated time of operation at this moment.

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Please keep in mind that this business is part of a Franchise. The answer of this general question asked of shipment unloading are as per the franchise's average , periodical delivery of their supplies to our business only. Such as Franchise cups, straws, tissue, tea, etc.. As for the fruit inventory, these will be replenished daily or on an as needed basis. Fruits will be purchased by us through local vendors.

Please provide an estimate for deliveries, can be daily but it seems to be more than one month. We are asking about all deliveries to the business, not just those from the franchise.

Also attached are the site plan courtesy of Google Maps. I hope this was what is needed for the site plan request?

Thank you.

Regards,

Jimmy

On Thu, Jul 28, 2016 at 11:34 AM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

Good Morning Jimmy,

Please provide the following information for your administrative SUP application for a juice bar (restaurant use) at 1020 King Street.

1. "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."

- We need the name, address and percent of ownership for your proposed restaurant use

2. "Please give a brief statement describing the use."

    a. Please provide additional detail on the operations of your proposed juice bar. Will juices be made on site? Are the juices custom ordered or previously made and people pick them up in the store? Do you propose any seats inside the restaurant?

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6. you've indicated that loading/unloading would take place once a month. Is this accurate? Are you expecting monthly shipments of fruits/content for smoothies or would it be more frequent? There is no wrong answer, this just seemed very infrequent compared to other restaurant uses.

Once you provide this information I can add this to your application. Please have your agent provide us with a floor plan (interior of the space) and a site plan (please show your building within the context of the neighborhood, ie adjacent buildings, surrounding streets).

Once we receive the additional information I will review your application for completeness and let you know if it's complete and can be routed.

Best,
Sara

Sara Brandt-Vorel

Urban Planner

City of Alexandria

Department of Planning and Zoning, Room 2100

City Hall

301 King Street

Alexandria, VA 22314

Sara.BrandtVorel@alexandriava.gov

Phone: 703.746.3819

Fax: 703.838.6393