SUP # 2017-00104

Administrative Special Use Permit Application

PROPERTY LOCATION: 3141 Duke Street Alexandria, VA 22314

ZONE: CG TAX MAP REFERENCE: 61.04

APPLICANT'S INFORMATION:

Applicant: Glory Days Grill of Alexandria, LLC Business/Trade Name: Glory Days Grill

Address: 3141 Duke Street Alexandria, VA 22314

Phone: 703-981-5441 Email: GCOHEN@glorydaysgrill.com

PROPOSED USE:

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

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.

SUP #

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 3101/3231 Duke Street, Alexandria, VA (property address), for the purposes of operating a Restaurant/Catering (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.

SVF ALEXANDRIA COMMONS, LLC, a Delaware limited liability company
By: FIRST FIDUCIARY REALTY ADVISORS, INC., a California corporation, its Manager

Name: Michael Gelber
Michael Gelber
Executive Vice President,
Asset Management

Phone: 213.233.5700

Address: 515 S. Flower Street, LA, CA 90071

Email: jmatthus@arucapital.com

Signature: [signature]

Date: [illegible]

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.

N/A

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

* OUR AUTHORIZED AGENT IS A PERMIT EXPEDITOR, NOT A CONTRACTOR OR AN ATTORNEY.

Regarding SUP for Glory Days Grill Alexandria Commons:

Glory Days Grill, LLC is currently owned as follows:
Richard Danker 33.333%
Robert Garner 33.333%
Jeffrey Newman 33.333%
Total = 100.00%

2017-00104

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

A NEW FULL SERVICE RESTAURANT TENANT IN AN EXISTING VACANT RESTAURANT, LONE STAR STEAKHOUSE, AND A NAIL SALON, PERFECT NAILS, TENANT SPACES. WE WOULD ASK TO USE THE EXISTING PATIO AS A DINING AREA FOR 20 GUESTS.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	11:00 am - 12 mid
Tuesday	11:00 am - 12 mid
Wednesday	11:00 am - 12 mid
Thursday	11:00 am - 12 mid
Friday	11:00 am - 12 mid
Saturday	11:00 am - 12 mid
Sunday	11:00 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).

244 INTERIOR DINING GUESTS / DAY
20 [redacted] EXTERIOR DINING GUESTS / DAY

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

23 PER SHIFT

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

SEE REVISED PARKING TABS OF 12/16/15 FOR DETAIL SHOWING

_____ Standard and compact spaces 69 FOR GDG AND
_____ Handicapped accessible spaces 172 FOR RESTAURANT TOTAL
_____ Other

SUP #

B. Please give the number of:
SEE 5 A.

Parking spaces on-site _____

Parking spaces off-site _____

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?
LOADING DOCK AVAILABLE IN REAR OF GDG PREMISES.
THIS WILL NOT AFFECT CUSTOMER OR EMPLOYEE PARKING.

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?
9 AM - 5 P.M

D. How frequently are loading/unloading operations expected to occur per day or per week?
MON - SAT 4-6 X PER DAY AT
LOADING DOCK AREA

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 # 2017-00104

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.

Gary M. Cohen

Print Name of Applicant or Representative

Signature

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: 416 Sycamore Ave Westminster, MD 21157

Phone: 410.259.2102

Email: michelle@ppesi.com

Fax: 443.241.2260

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?

Glory Days Grill of Alexandria Commons

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?

Mon - Sat 11:00 am - 12 midnight
Sunday 11:00 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?

All exterior patio components shall be contained to our leasable space only. We shall not allow any of these items to encroach upon a public walkway. If the City requires a barrier, we shall comply with this requirement

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.

LOT 501
QUAKER HILL SUBDIVISION

YALE DRIVE

DUKE STREET
ROUTE 236

MATCH SHEET 2 of 2

Surveyor's Certificate

To: [illegible]

[illegible]

Date of Plat June 30, 2011

Eric B. Walker
Virginia License # [illegible]

LEGEND

C.B.	CATCH BASIN
M.H.	MANHOLE
S/W	SIDEWALK
	FENCE
D	DRAINAGE INLET
F.H.	FIRE HYDRANT
	LAMP POST
	POST
	SIGN
	TREE
	BIKE CROSSING
12 SP	DENOTES NO. OF PARKING SPACES
	WATER VALVE
C.L.F.	CHAIN LINK FENCE
I.F.F.	IRON PIPE FOUND
I.P.S.	IRON PIPE SET

VICINITY MAP
SCALE : 1" = 2000'

NOTES

[illegible]

DESCRIPTION

LOT 500, BEING A PORTION OF A CONSOLIDATION OF BLOCKS 1 THRU 6 OF THE LANDS OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (PARCEL 1), AND N/F PRESIDENTIAL GARDENS/DUKE STREET LIMITED PARTNERSHIP (PARCEL 2)

[illegible]

CONTAINING 12.3877 ACRES OF LAND

PARKING TABULATION
605 STANDARD SPACES
22 HANDICAP SPACES
627 TOTAL SPACES

AREA TABULATION
PARCEL 1= 9.9504 ACRES (LOT 500)
PARCEL 2 = 2.4374 ACRES (PRESIDENTIAL GARDENS ET AL)
TOTAL AREA= 12.3877 ACRES

Webb & Associates, Inc.
Land Surveying - Planning
10175 Main Street
Suite P
Fairfax, VA 22030
Phone (703) 591-3644 Fax (703) 591-0688

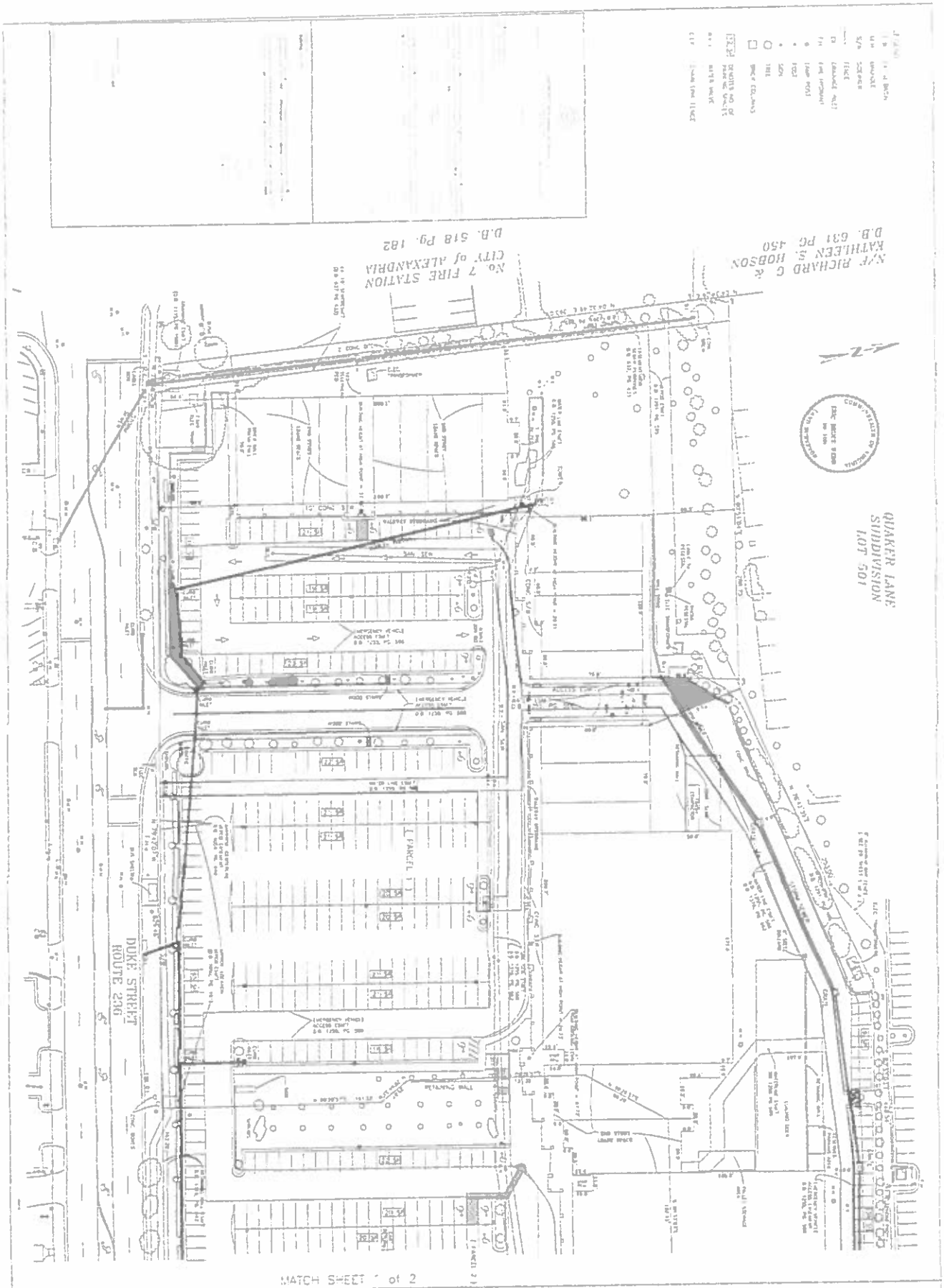
ALTA/ACSM SURVEY

OF THE LANDS OF
STEUART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.

DATE	REVISION
1-29-98	UPDATE SURVEY
12-22-99	UPDATE SURVEY
6-5-01	UPDATE SURVEY
9-13-11	FINANCING COMMENTS
6-30-11	FINANCING COMMENTS

DESIGN
DRAWN
CHECKED

SCALE 1"= 30'
DATE APR 8, 1996
Sheet 1 of 2
FILE NO 96-5-1

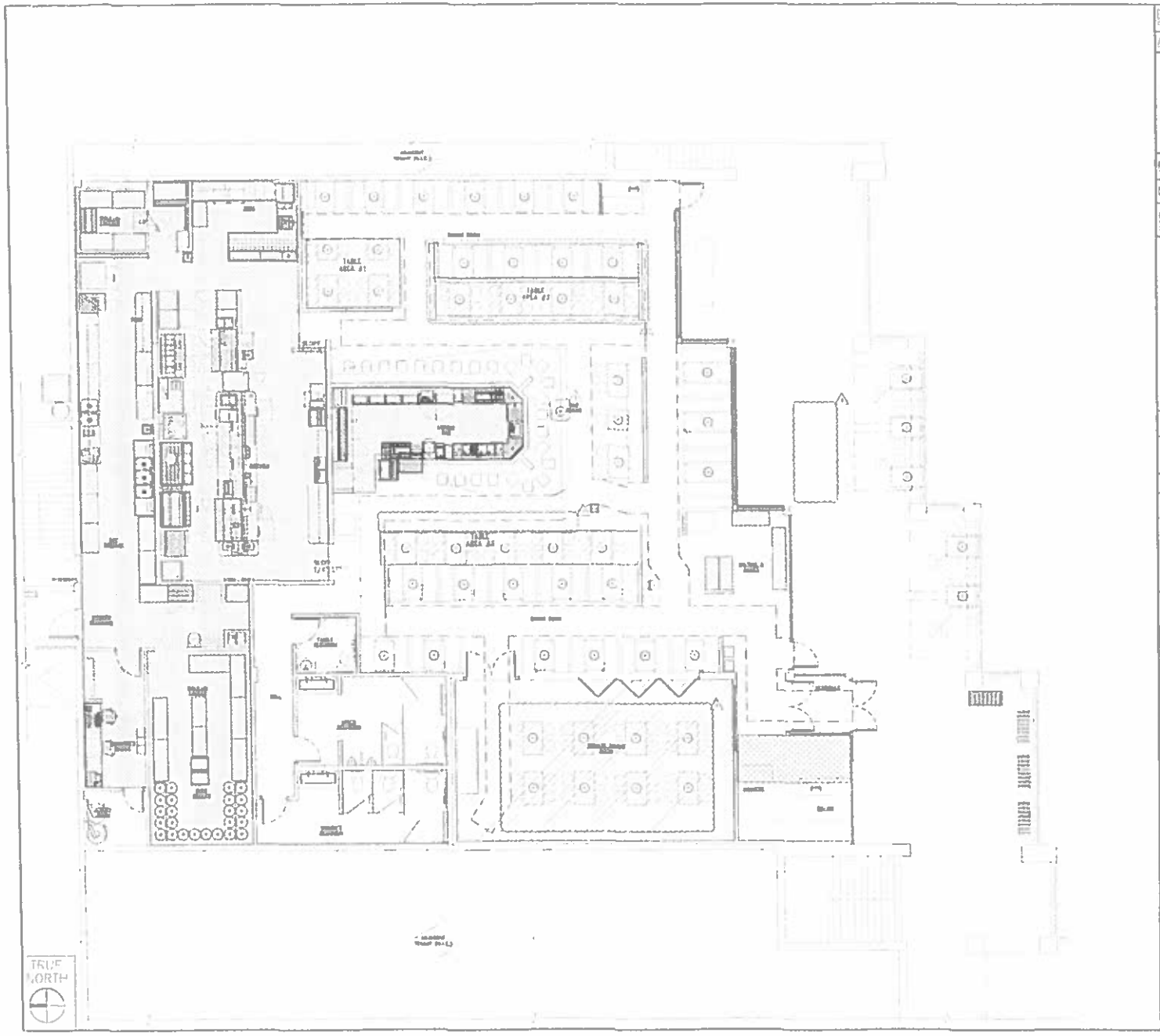


OF THE LANDS OF

STEUART-HECHINGER
COMMONS
SHOPPING CENTER, L.L.C.

ALTA/ACSM
SURVEY

Webb & Associates, Inc.
Land Surveying - Planning
10195 Main Street
Suite P
Fairfax VA 22031
Phone (703) 591-3884 Fax (703) 591-0888



DESIGNED OCCUPANCY LOAD

AREAS WITH FIXED SEATS	
(2) 30" BOOTHS/BANQUETTE (2) x 1 = (1 PERSON PER 24" = 2 SEATS)	2
(4) 48" BOOTHS/BANQUETTE (4) x 23 = (1 PERSON PER 24" = 4 SEATS)	92
(6) U-BOOTH (6) x 3 = (1 PERSON PER 24" = 6 SEATS)	18
FIXED SEATS:	112
LIQUOR BAR STOOLS:	25
AREAS WITHOUT FIXED SEATS TABLE AREAS:	
1 194 SF / 15 SF = 6 ACTUAL SEATS = 9	12
2 241 SF / 15 SF = 8 ACTUAL SEATS = 16	16
3 186 SF / 15 SF = 13 ACTUAL SEATS = 20	20
PRIVATE DINING ROOM 27 SF / 15 SF = 42 ACTUAL SEATS = 32	32
LOOSE SEATS:	80
TOTAL SEATS:	217
STANDING AND WAITING AREAS:	
WAITING AREA (STANDING) 78 SF / 5 =	16
WAITING AREA (BENCHES) 191" / 18" =	11
WAITING CUSTOMERS:	27
TOTAL CUSTOMERS:	244
EMPLOYEE AREAS:	
KITCHEN AREA 1,964 SF / 200 SF = 10	10
LIQUOR BAR AREA 214 SF / 200 SF = 2	4
WAITERS =	9
MANAGER =	2
EMPLOYEES:	23
TOTAL OCCUPANT LOAD:	267
PATIO DINING SEATS	20
TOTAL PATIO OCCUPANT LOAD:	20
TOTAL OCCUPANT LOAD FOR PLUMBING FIXTURE REQUIREMENTS	287

JAS Architecture
JON W. SAMMER, AIA
3921 OLD LEE HWY
SUITE 72-B
FAIRFAX, VIRGINIA 22030
(703) 591-0747

PLAN DATES

Glory Days GRILL

ALEXANDRIA COMMONS, VIRGINIA

SCALE 1/16" = 1'-0"

PROJECT NO. SBAC_1507

OCCUPANT LOAD PLAN

SHEET NO. G2.2