



Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 1605 King Street

ZONE: KR TAX MAP REFERENCE: 063.04-0E-03

APPLICANT'S INFORMATION:

Fresh Eats, LLC by:

Applicant: M. Catharine Puskar, Attorney/Agent Business/Trade Name: Toastique

Address: 1605 King Street, Suite 3

Phone: 703-528-4700 Email: cpuskar@thelandlawyers.com

PROPOSED USE:

- Animal Care Facility with Overnight Boarding
- Automobile and Trailer Rental and Sales
- Catering Business
- Day Care
- Health and Athletic Club
- Light Auto Repair
- Live Theater
- Massage Establishment
- Motor Vehicle Storage/Parking for 20 or more Vehicles
- Outdoor Dining (exclude King Street Retail Overlay)
- Outdoor Display
- Outdoor Food and Crafts Market Center
- Outdoor Garden Center
- Restaurant
- Valet Parking

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: MC Puskar atty/agent

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.

SUP# _____

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION	
As the property owner, I hereby grant the applicant use of _____ (property address), for the purposes of operating a <u>Please see attached.</u> (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: _____	Phone: _____
Address: _____	Email: _____
Signature: _____	Date: _____

- 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.

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

The Applicant proposes to operate a small, fast casual, healthy food restaurant specializing in toasts and other fresh options like salads and smoothies. The Applicant expects to cater to patrons looking for a carry-out or short-term seating options.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	5AM-12AM daily

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).

The Applicant expects approximately 100-150 patrons per day, with many patrons opting to carry-out.

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

The Applicant expects approximately 3-6 employees per day, depending on demand.

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

The property is located in the Central Business District and no parking or loading is required for a restaurant.

SUP # _____

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?

N/A.

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

A. How many loading spaces are available for the use? 0

B. Where are off-street loading spaces located? No loading spaces are required for this use.

C. During what hours of the day do you expect loading/unloading operations to occur? Loading will not occur between 11PM and 7AM.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Loading will occur approximately once per day.

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:

No hazardous materials other than standard cleaning materials will be used on the property. Cleaning supplies will be

disposed of in accordance with all applicable codes.

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: mc 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: mc 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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Representative

MCPuskar

Signature

12/4/18

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: 2200 Clarendon Blvd, Suite 1300

Arlington, Virginia, 22201

Phone: 703-528-4700

Email: cpuskar@thelandlawyers.com

Fax: 703-525-3197



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed? *
Indoors: 21 Outdoors: 10 Total number proposed: 31

2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) _____ Yes No
Beer and wine — on-premises _____ Yes No
Beer and wine — off-premises _____ Yes No

*Due to the proposed concept, these numbers represent seated patrons. The proposed restaurant will accommodate standing patrons up to building code capacity. The Applicant intends to apply for outdoor dining through the King Street Outdoor Dining Program. Please see attached for interior floor plans.

3. Please describe the type of food that will be served:
The Applicant proposes to operate a small, fast casual, healthy food restaurant specializing in toasts and other fresh options like salads and smoothies. The Applicant expects to cater to patrons looking for a carry-out or short-term seating options.

4. The restaurant will offer the following service (check items that apply):
 table service bar carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? No delivery service is proposed.
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?
N/A

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes No
If yes, please describe:

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - 100%
 - 75-99%
 - 50-74%
 - 1-49%
 - No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - All
 - 75-99%
 - 50-74%
 - 1-49%
 - None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - No parking impact predicted
 - Less than 20 additional cars in neighborhood
 - 20-40 additional cars
 - More than 40 additional cars

The property is well-served by local transit options including the metro and the Trolley. Additionally, the property is located in the Central Business District and no parking is required.

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

21	Maximum number of patron dining seats	
+	Maximum number of patron bar seats	
+	9	Maximum number of standing patrons
=	30	Maximum number of patrons

This is an estimate. Actual standing patrons may exceed this number.

2. 6 _____ Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - Closing by 8:00 PM
 - Closing after 8:00 PM but by 10:00 PM
 - Closing after 10:00 PM but by Midnight
 - Closing after Midnight

4. Alcohol Consumption (check one) **No alcohol service is proposed.**
 - High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food

Fresh Eats, LLC
1605 King Street, Suite 3
Alexandria, VA 22314

November 27, 2018

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File an Administrative Special Use Permit for a Restaurant
Applicant: Fresh Eats, LLC
1605 King Street; Tax Map #063.04-0E-03

Dear Mr. Moritz:

Fresh Eats, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an administrative Special Use Permit for a restaurant on the Property and any related requests.

Very truly yours,

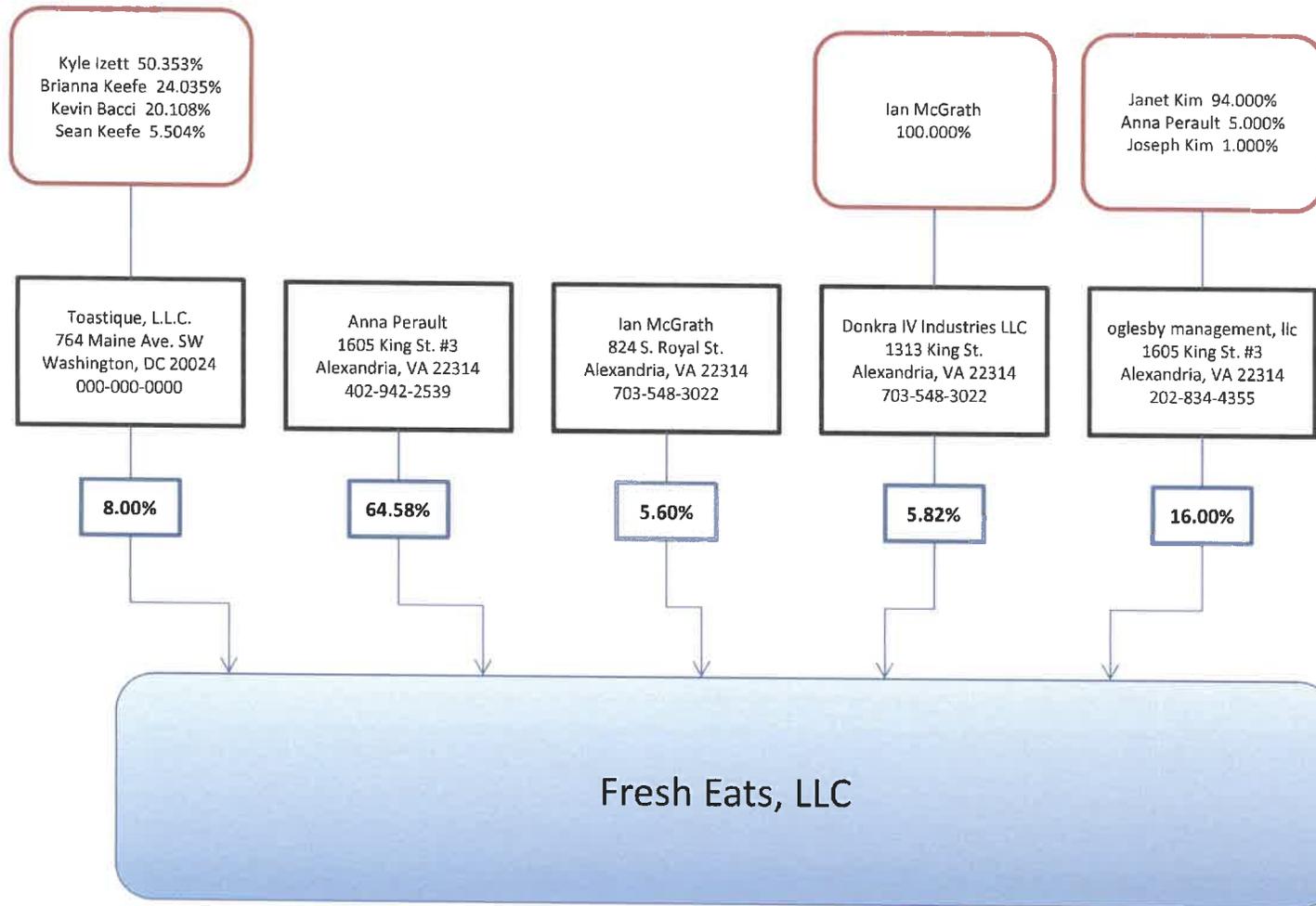
Fresh Eats, LLC

By: Anna Peravit 

Its: member/manager

Date: 11/28/18

Fresh Eats, LLC – Ownership Information January 31, 2018





Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

1: 1,128



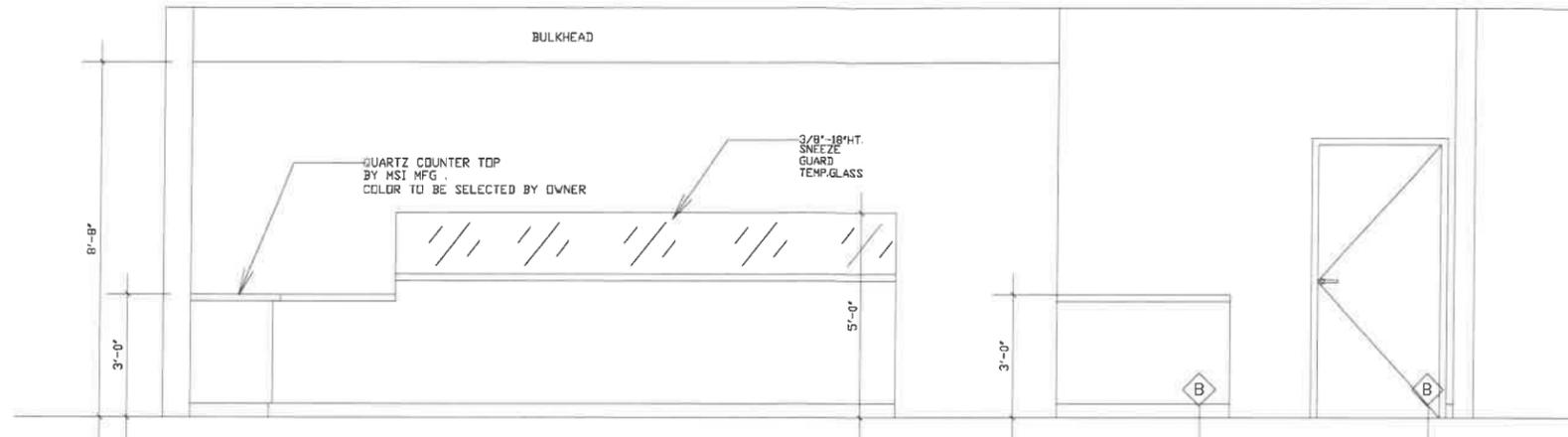
188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

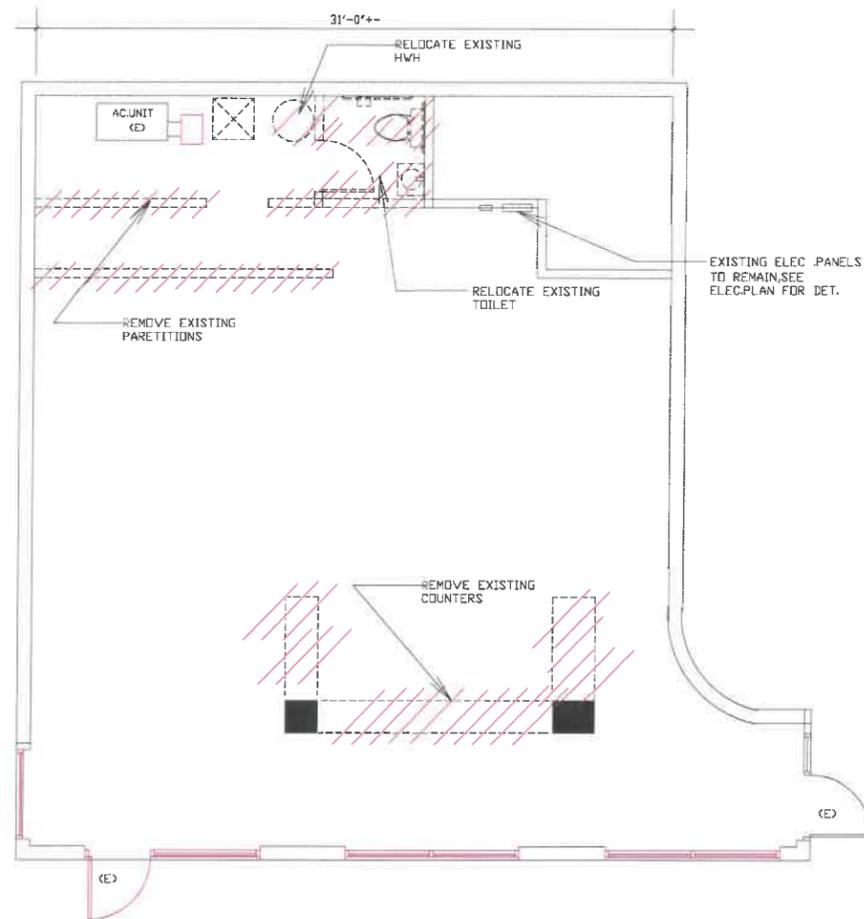
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



3 SERVICE COUNTER ELEVATION
A-1 NTS



1 DEMOLITION PLAN
A-3 1/4"=1'-0"

