



SUP #

Administrative Special Use Permit Application

PROPERTY LOCATION: 2003 A Mount Vernon Ave. Alexandria VA 22301

ZONE: CL TAX MAP REFERENCE: 034.04-05-18

APPLICANT'S INFORMATION:

Applicant: HEWAN SEIFU Business/Trade Name: Dolce and Bean, LLC

Address: 6631 Hunter Creek Lane Alexandria VA 22315

Phone: 703-926-9712

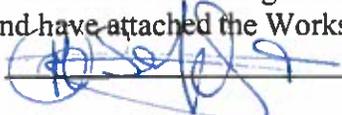
Email: cookie.seifu@gmail.com

PROPOSED USE:

- | | | | |
|--------------------------|------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Day Care Center | <input checked="" type="checkbox"/> | Restaurant |
| <input type="checkbox"/> | Light Auto Repair | <input 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: 

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.

SUP #

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 2003A Mt. Vernon Ave. Alexandria VA 22301 (property address), for the purposes of operating a gelato/ice cream/chocolate/coffee shop (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: Dennis H. Reeder

Phone: 703-346-4515

Address: 8E Bellefonte Ave - 22301

Email: drchapiii@gmail.com

Signature: 

Date: 29 FEB 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.

- 1) Dennis H. Reeder - 8E Bellefonte Ave. - 80%
- 2) Margaret Maguire - 631 Maryland Ave, NW Wash. DC 20002 - 20%

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

2. Please give a brief statement describing the use:

establishment serving -gourmet gelato/ice cream
 -gourmet chocolate + candy
 -coffee + pastry

Customers will be served at the counter, then proceed to sit indoors or outdoors.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	7 AM to 11 PM

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).

approx. 30 clients / day

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

1 part-time, 1 full time employees - / per day

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

2 Standard and compact spaces
 _____ Handicapped accessible spaces
 _____ Other

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?

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

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

1 space available

B. Where are off-street loading spaces located?

In the back of the building -

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

Mornings -

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

twice a week

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

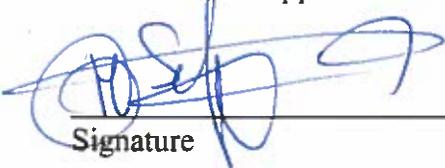
Please read and initial each statement:

Initial: HS 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: HS 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.

HEWAN SEIFU

Print Name of Applicant or Representative


Signature

40 2-29-2016
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:

PETROS GHEBRE-EGZIABHER

Phone: 703-981-8144

Email: petros.forgam@gmail.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

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

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 *N/A*

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? *8 seats*

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?

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 to Sunday: 7⁰⁰ AM - 11⁰⁰ 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?

Twice a week as ~~needed~~ needed

Where will deliveries to the restaurant occur?

In The back 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132.

Where will the waste and recycling containers be located?

They are located in the back of 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?

*There won't be any cooking -
Mostly it will be warming pastry in a little oven -*

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?

Dolce and Bean, LLC

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?

*Sunday to Thursday : 7:00 AM – 10 PM
 Friday & Saturday : 7:00 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? *YES*

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

Manager will be instructed to inspect the outdoor property on an hourly basis to comply with the city's ordinance -

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?

Approx. 12 seats.

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?

No alcohol sales -

OUTDOOR DINING PLAN

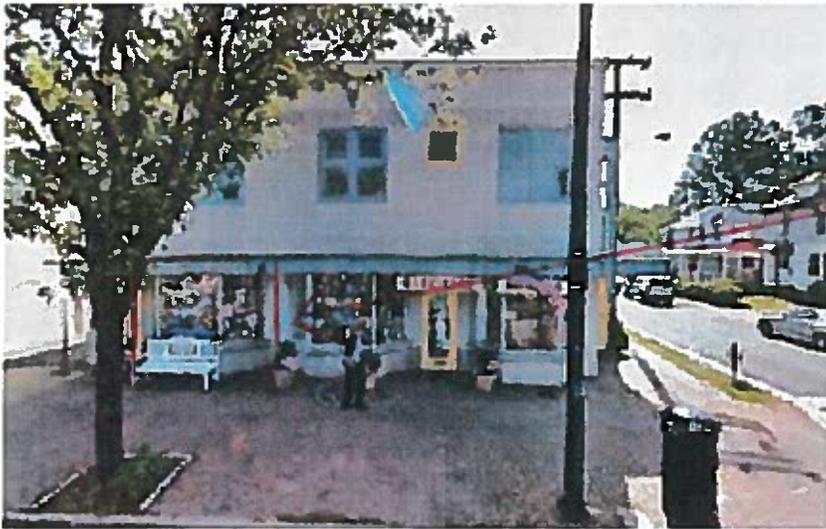
Please submit a detailed plan with your application

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.



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

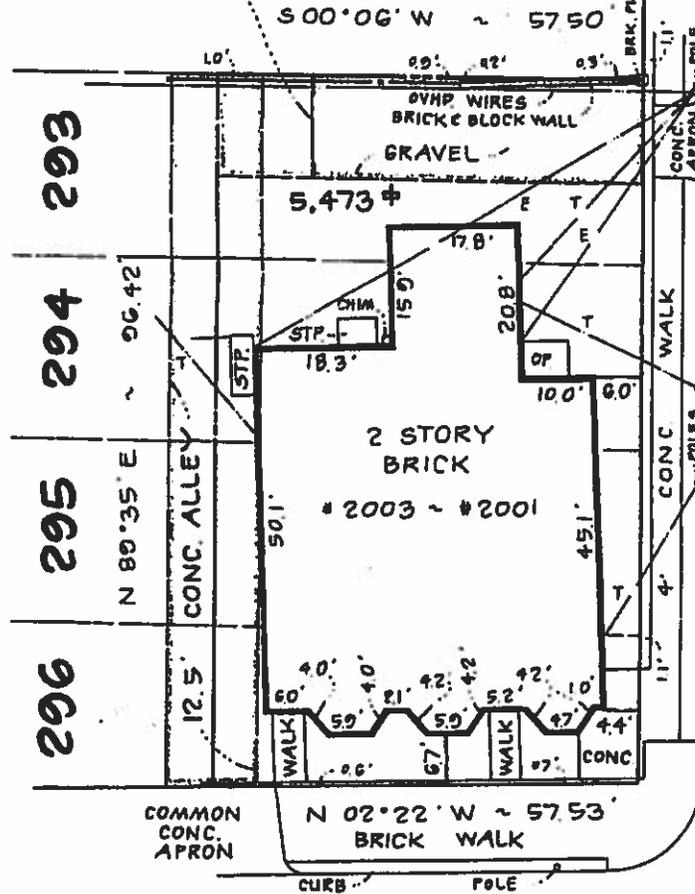


2003 A Mount Vernon Ave -
Alexandria VA 22301

2003 Mt Vernon Ave
Alexandria, VA 22301



14' PERPETUAL ESMT. FOR EGRESS
INGRESS, CONSTR., INSTALL. &
MAINT. OF UTIL. AND FOR CITY
OF ALEX. EMER. VEHICLES
(DB. 1131, PG. 1641)



E. HOWELL AVENUE
40' R/W
S 89°35' W ~ 9394'

MOUNT VERNON AVENUE
60' R/W

PLAT
 SHOWING BUILDING LOCATION ON
 SOUTHERLY 1/2 OF LOTS 293 THRU 296
DEL RAY
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JANUARY 2, 1990

THIS PROPERTY IS NOT LOCATED IN A
 HUD DESIGNATED FLOOD HAZARD
 ZONE
 PLAT SUBJECT TO RESTRICTIONS OF
 RECORD
 TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF
 ALL THE EXISTING IMPROVEMENTS HAVE BEEN
 CAREFULLY ESTABLISHED BY A TRANSIT TAPE
 SURVEY AND UNLESS OTHERWISE SHOWN
 THERE ARE NO VISIBLE ENCROACHMENTS.

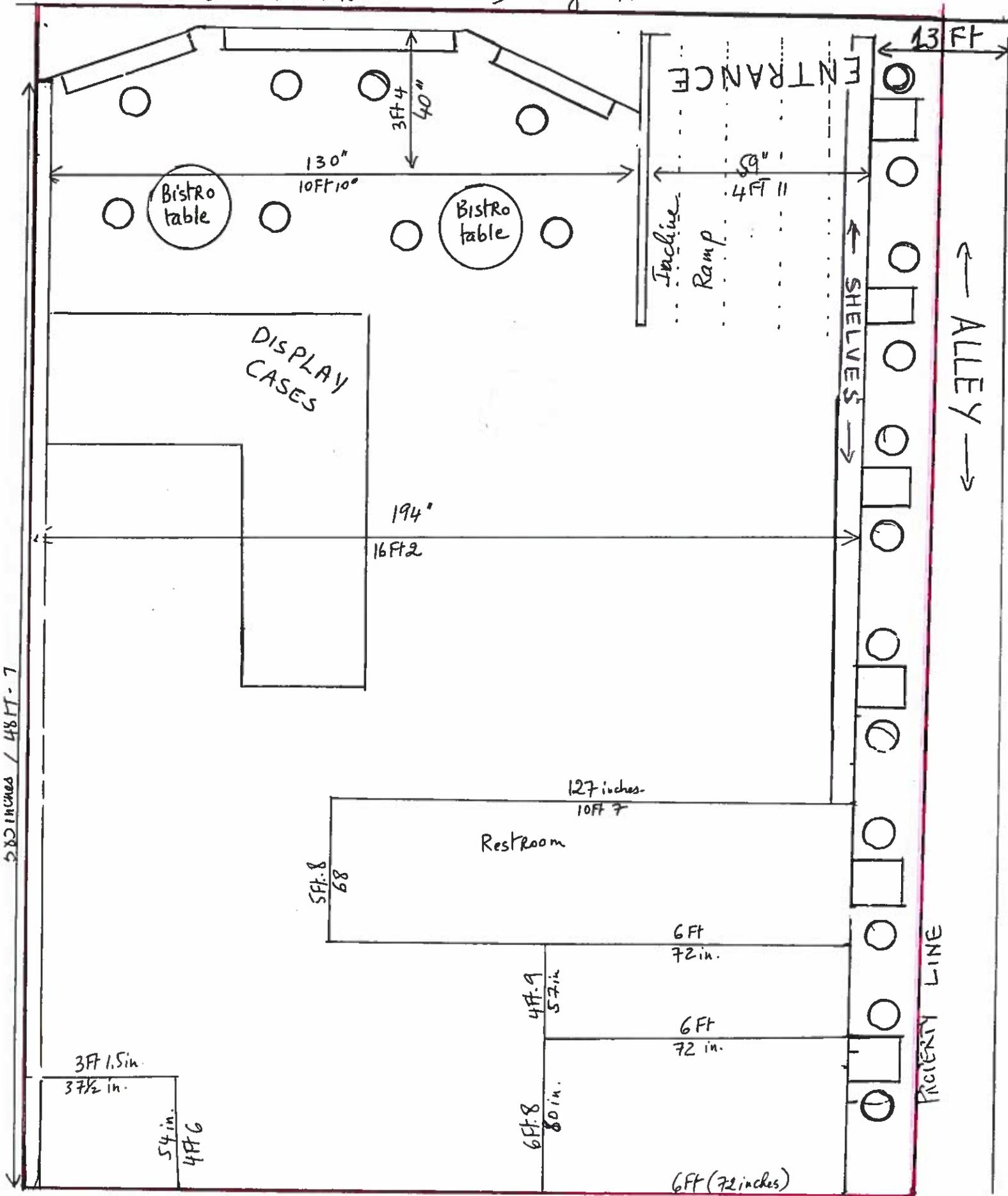
Kenneth W. White
 KENNETH W. WHITE 15



CASE NAME
 PAGE ~ REEDER
 KASS, SKALET, SEGAN
 & SPEVACK

ALEXANDRIA SURVEYS INC
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA VIRGINIA 22304
 703-660-6615
 FAX 703-768-7764

2003A Mt. Vernon St. Del Ray Alexandria VA.



582 INCHES / 48 FT - 7

← ALLEY →

PROPERTY LINE

ENTRANCE

Incline
Ramp

SHELVE'S

Bistro table

Bistro table

DISPLAY CASES

Restroom

6 FT
72 in.

6 FT
72 in.

6 FT (72 inches)

SF. 8
68

4 FT. 9
57 in.

6 FT. 8
80 in.

3 FT 1.5 in.
37 1/2 in.

54 in.
4 FT 6

194"
16 FT 2

127 inches
10 FT 7

13 FT

130"
10 FT 10"

59"
4 FT 11

3 FT 4
40"

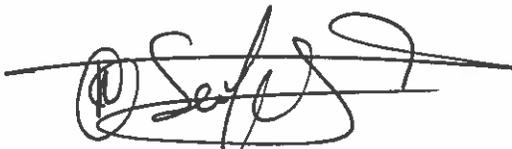
January 8, 2016

To Whom It May Concern:

I, the undersigned Hewan Seifu of 6631 Hunter Creek Lane, Alexandria, VA 22315, authorize Petros Ghebre-Egziabher to act on my behalf with the city of Alexandria, the State of Virginia, in the matter of processing all legal steps in forming and establishing the coffee shop, Café Lulu LLC. in DelRay at 2003A Mount Vernon Avenue, Alexandria, VA, 22301.

I authorize Petros Ghebre-Egziabher to handle all paperwork, administrative and otherwise on my behalf.

Sincerely,



Hewan Seifu



City/County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me
this 09 day of Jan, 2016 by
Hewan Seifu
(Name of person seeking acknowledgment)
Notary Public's signature 
Notary registration number: 7603908
My commission expires: 11/30/18