



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2012-0079  
Approved by Planning and Zoning: January 4, 2013  
Permission is hereby granted to: GNOSIS, Inc.  
to use the premises located at: 1118 King Street  
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

1/4/13  
Date

Faroll Hamer / BJR  
Faroll Hamer, Director  
Department of Planning and Zoning

DATE: January 4, 2013

TO: Barbara Ross, Deputy Director  
Department of Planning and Zoning

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2012-0079  
Administrative Review for Change of Ownership  
Site Use: Restaurant  
Applicant: GNOSIS, Inc.  
Location: 1118 King Street  
Zone: KR/King Street Urban Retail

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**Request**

Special Use Permit #2012-0079 is a request to change ownership of an existing restaurant from IKM, LLC, to GNOSIS, Inc. Aside from changing the cuisine served at the restaurant from French to Greek and Mediterranean fare, the applicant proposes no changes to the operation of the business.

**Background**

A restaurant has operated at this site since at least 1986. The current owner, IKM LLC (d/b/a Bistrot Lafayette), assumed ownership of the business in 2002. Most recently, City Council approved SUP#2009-0030 in September 2009 to add live entertainment and extend the closing hour for the business.

The applicant also operates Vaso's Kitchen, a restaurant located at 1225 Powhatan Street.

The restaurant is currently closed for business. Staff has not received any complaints that would require staff to docket the special use permit for public hearing.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Old Town, Upper King Street, and King Henry Court Civic Associations, as well as the Old Town Business and Professional Association, were sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require it to docket the Special Use Permit for public hearing.

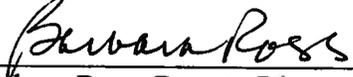
**Staff Action**

Staff does not object to the change of ownership request and hereby approves the Special Use Permit.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: January 4, 2013

Action: Approved

  
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Barbara Ross, Deputy Director

- Attachments: 1) Special Use Permit Conditions  
2) City Department Comments  
3) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT #2012-0079**

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. Outdoor seating may be provided on the premises subject to approval by the Director of Planning and Zoning through the King Street Outdoor Dining Program. (P&Z)
2. Seating shall be provided inside for no more than 80 patrons. (P&Z) (SUP #1940-B)
3. The hours of operation shall be limited to 7:30 a.m. to 11:00 p.m., Monday through Wednesday, and to 7:30 a.m. to 1:00 a.m., Thursday through Sunday. (P&Z) (SUP#2009-0030)
4. Condition deleted. (SUP #1940-B)
5. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #1940)
6. Trash and garbage shall be stored inside or in a dumpster and shall not be picked up before 8:00 a.m. or placed in the dumpster after 11:00 p.m. (PC) (SUP #1940-B)
7. Trash and garbage shall be collected from Fayette Street only. (P&Z) (PC) (SUP#2009-0030)
8. The applicant shall monitor all deliveries to the rear of the building to ensure that the drivers of his delivery vehicles do not restrict the passage of traffic in the alley behind the building. (P&Z) (SUP #1940-A)
9. The Special Use Permit shall be granted to the applicant only or to any business, entity or corporation in which the applicant has a controlling interest. (P&Z) (SUP #1940-B)
10. Condition deleted. (P&Z)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #1940-B)
12. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #1940-B)

13. The applicant shall require its employees who drive to work to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (P&Z)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residuals be washed into the street, alleys, or storm sewers. (T&ES) (SUP #1940-B)
15. Condition deleted. (SUP #94-0315)
16. All loudspeakers shall be prohibited from the exterior of the building, and no music or amplified sound shall be audible at the property line. (PC) (SUP#2009-0030)
17. Indoor live entertainment shall be permitted to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP#2009-0030)
18. On-site alcohol service is permitted; no off-premise sales are permitted. (P&Z) (SUP #2001-0056)
19. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Old Town Comprehensive Parking Study (2009). (P&Z) (SUP#2009-0030)
20. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP #2001-0056)
21. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP#2009-0030)
22. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security service and robbery awareness program. (Police) (SUP #2001-0056)
23. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and

- requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2009-0030)
24. **CONDITION AMENDED BY STAFF:** For indoor patrons, meals ordered before ~~the closing hour~~ 11 p.m. Monday-Wednesday or 1 a.m. Thursday-Sunday may be sold, but no new alcohol may be served and no new patrons may be admitted after the closing hour 11 p.m. Monday-Wednesday or 1 a.m. Thursday-Sunday and all patrons must leave by ~~one hour after the closing hour~~ 12 midnight Monday-Wednesday or 2 a.m. Thursday-Sunday. (P&Z) (SUP#2009-0030)
25. No delivery service shall be offered from this location. (P&Z) (SUP#2009-0030)
26. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2009-0030)
27. **CONDITION DELETED BY STAFF:** ~~The applicant shall 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP#2009-0030)~~
28. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP#2009-0030)