



City of Alexandria, Virginia
Department of Planning & Zoning

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 SUP #2018-0083

Approved by Planning and Zoning: September 12, 2018

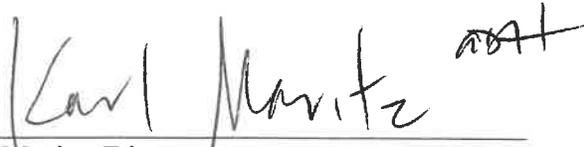
Permission is hereby granted to: Asfaw Biadgeien

to use the premises located at: 720 Jefferson 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.

September 12, 2018
Date



Karl Moritz, Director
Department of Planning and Zoning

DATE: September 12, 2018

TO: Anthony LaColla, AICP, Division Chief
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0083
Administrative Review for New Use
Site Use: Restaurant
Applicant: Asfaw Biadgeien
Location: 720 Jefferson Street
Zone: CRMU-L / Commercial Residential Mixed Use-Low

Request

Special Use Permit #2018-00080 is a request to operate a restaurant at 720 Jefferson Street in a ground floor tenant space of approximately 1,300 square feet. The restaurant would operate in conjunction with the existing market, providing patrons with an option to consume ready-made items after purchasing them at the market. The applicant proposes a 20-indoor seat, table service and carry out restaurant with operating hours of 7 a.m. to 8 p.m., daily. The restaurant would serve breakfast and Ethiopian foods. The market sells off-premises alcohol and other specialty goods. The business plans to continue operating under the name of Abyssinia Market.

Parking

According to Section 8-200(A)(17)(a)(i) of the Zoning Ordinance, a restaurant in the Enhanced Transit Zone is required to provide at minimum one parking space for every 1,000 square feet of space. A business with a parking requirement of two spaces or less is exempt from the parking requirement as established in Section 8-100(A)(9) of the Zoning Ordinance. The applicant's restaurant would occupy approximately 1,300 square feet, resulting in a parking requirement of two spaces, which the applicant is exempted from providing.

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 Civic Association, North Old Town Independent Citizens Civic Association, and the Old Town South Civic Association were sent an e-mail with information about the current application. Staff did not receive any comments that would require staff to docket the request for hearing.

Staff Action

Staff supports the applicant's request for a restaurant at this location. The addition of seating to the existing market would allow the applicant to expand its business and provide an amenity for patrons. Staff does not anticipate impacts as the restaurant seating is minimal and augments an existing retail use.

CONDITIONS OF SPECIAL USE PERMIT #2018-0083

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. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of indoor seats shall be 20. Outdoor dining is not permitted. (P&Z)
3. The hours of operation for the restaurant shall be 5 a.m. to midnight, daily. Meals ordered before midnight may be served, but no new patrons may be admitted and all patrons must leave by 1 a.m., daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. No live entertainment shall be permitted at the restaurant. (P&Z)
6. On-premises alcohol sales are permitted. Off-premises alcohol sales are permitted from the retail market. (P&Z)
7. No food, beverages, or other material shall be stored outside unless specified by another condition. (P&Z)
8. 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)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
10. No delivery of food to customers may operate from the restaurant. (P&Z)
11. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
12. 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 & Environmental Services. (T&ES)
13. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

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)

to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

- R-11 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-12 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
- R-13 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-14 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. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received.

Health Department:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0083. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 720 Jefferson Street.

Asfaw - B
Applicant - Signature

09/14/18
Date

ASFAW, BIANGELÉN
Applicant - Printed

09/14/18
Date