



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 #2019-0058
Approved by Planning and Zoning: August 2, 2019
Permission is hereby granted to: Seok Yoon Chang
to use the premises located at: 225 Reinekers Lane
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.

8/2/2019
Date

Karl Moritz (Signature)
Karl Moritz, Director
Department of Planning and Zoning

DATE: August 2, 2019

TO: Tony LaColla
Division Chief, Land Use Services,
Department of Planning and Zoning

FROM: Max Ewart
Planner I, Land Use Services,
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0058
Administrative Review for a Minor Amendment
Site Use: Restaurant with Outdoor Dining
Applicant: Seok Yoon Chang
Location: 225 Reinekers Lane
Zone: OCH/Office Commercial High Zone

Request

Special Use Permit #2019-0058 is a request for a minor amendment to increase the number of indoor and outdoor seats from zero seats to 12 total seats. The placement of the seats would be flexible and moved between the inside and outside of the restaurant. The outdoor seats would be located on private property. No additional changes to the current operations are proposed. In addition to the proposed 12 seats, the business would continue to operate as June's Coffee, a 1,163-square foot restaurant that serves coffee, tea and food for breakfast and lunch according to this framework outlined in the conditions.

Other elements of the restaurant operation include:

Hours of Operation: 7 a.m. to 11 p.m., daily

Delivery: No food delivery

Alcohol: No alcohol sales

Live Entertainment: No live entertainment

Parking

The restaurant is located in the King Street Metro Parking District, where the first 10,000 square feet of restaurant use in an office building is not required to provide parking, pursuant to Section 8-400(B)(8) of the Zoning Ordinance. Given that the applicant's 1,163-square foot restaurant is the only restaurant in the office building, it does not have a parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Old Town Civic Association and Rosemont Citizen's

Association were sent an email with information about the current application. Staff has not received any public comments about the proposal.

Staff Action

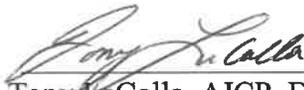
Staff supports the applicant's request for a minor amendment for an increase in indoor and outdoor seating from zero total seats to 12 total seats to be used flexibly between the indoors and outdoors at 225 Reinekers Lane. The number of seats is minimal and the outdoor seating area will not impact pedestrian activity as it is not located in the public right-of-way. Staff has amended conditions to reflect present day standard condition language and Condition #15 was amended to reflect the applicant's request. Conditions #11 and #19 were deleted because the applicant has satisfied the conditions.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: August 2, 2019

Action: Approved



Tony LaColla, AICP, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2019-0058

The owner 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2003-0069)
2. The hours during which the business is open to the public shall be restricted to between 7:00 a.m. to 11:00 p.m. daily. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2003-0069)
3. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2003-0069)
4. Delivery service is permitted only by foot or bicycle. (P&Z) (SUP#2010-0026)
5. 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 and debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (SUP#2003-0069)
6. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP#2003-0069)
7. 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#2010-0026)
8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2003-0069)
9. 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#2003-0069)
10. The applicant shall require its employees who drive to work to use off-street parking and/or 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. (P&Z) (T&ES) (SUP#2010-0026)
11. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a~~

~~security survey for the business and robbery awareness program for all employees. (Police) (SUP#2010-0026)~~

12. The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all SUP provisions and requirements, as part of that training. (P&Z) (SUP#2003-0069)
13. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2003-0069)
14. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval 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 a result of a complaint that rises to the level of a violation, 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#2010-0026)~~
15. **CONDITION AMENDED BY STAFF:** No more than 12 indoor or outdoor seats shall be provided for customers. (P&Z) ~~(SUP#2010-0026)~~
16. No alcohol sales shall be permitted at the restaurant. (P&Z) (SUP#2010-0026)
17. No live entertainment shall be permitted at the restaurant. (P&Z) (SUP#2010-0026)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0026)
19. **CONDITION SATISFIED BY APPLICANT AND DELETED:** ~~The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP#2010-0026)~~
20. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
21. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

22. **CONDITION ADDED BY STAFF:** Food delivery operated and managed by the applicant shall not be permitted. (P&Z)
23. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
24. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
25. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
26. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
27. **CONDITION ADDED BY STAFF:** 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. (P&Z)
28. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. (P&Z)
29. **CONDITION ADDED BY STAFF:** Outdoor dining furniture shall not encroach into the public right-of-way. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-2 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- C-1 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.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0058. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant use at 225 Reinekers Lane.


Applicant – Signature

8/2/19
Date

Geokyeon Chang
Applicant – Printed

8/2/19
Date

