



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 515 King Street, Suite 102, Alexandria VA 22314

ZONE: KR

TAX MAP REFERENCE: 074.02-04-01

APPLICANT'S INFORMATION:

Applicant: Tatte Holdings, LLC

Business/Trade Name: Tatte Bakery & Cafe

Address: 320 Congress Street, Boston MA 02210

Phone: 617-653-3385

Email: brendan@tattebakery.com

PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

✓ Restaurant

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

PROPERTY OWNER'S AUTHORIZATION

SEE ATTACHED

As the property owner, I hereby grant the applicant use of (property address), for the purposes of operating a (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: Lessee / Tenant 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.

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.



DOUGLAS DEVELOPMENT CORPORATION

Jemal's 515 King L.L.C.
655 New York Avenue NW, Suite 830
Washington, D.C. 20001

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

Re: Consent to File Application for an Administrative Special Use Permit and Related Requests
515 King Street, Tax Map ID 074.02-04-01 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Jemal's 515 King L.L.C. hereby consents to the filing of an application on the Property by Tatte Holdings, LLC (d/b/a Tatte Bakery & Café), for an Administrative Special Use Permit for a restaurant on the Property and any related requests.

Very truly yours,

Jemal's 515 King L.L.C.

By:  Norman Jemal

Its: Member

Date: 12/15/22

Tatte

BAKERY & CAFÉ

Tatte Holdings, LLC
d/b/a Tatte Bakery & Café
320 Congress Street
Boston, Massachusetts 02210

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

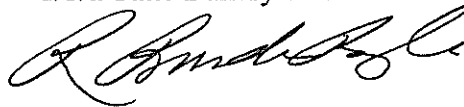
Re: Authorization to File Application for an Administrative Special Use Permit and
Related Requests
515 King Street, Tax Map ID 074.02-04-01 (the "Property")

Dear Mr. Moritz:

Tatte Holdings, LLC (d/b/a Tatte Bakery & Café) 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,

Tatte Holdings, LLC
d/b/a Tatte Bakery & Café



By: R. BRENDAN BOYLE

Its: VICE PRESIDENTS DEVELOPMENT

Date: 12/15/22

Ownership & Disclosure Attachment

Title Owner of 515 King Street (TM ID 074.02-04-01)

Jemal's 515 King L.L.C.
655 New York Avenue NW, Suite 830
Washington, D.C. 20001

Norman Jemal – 20%
655 New York Avenue NW, Suite 830
Washington, D.C. 20001

Douglas Jemal – 31%
655 New York Avenue NW, Suite 830
Washington, D.C. 20001

Matthew and Norman Jemal – 49%
655 New York Avenue NW, Suite 830
Washington, D.C. 20001

Applicant/Lessee of 515 King Street, Suite 102 (TM ID 074.02-04-01)

Tatte Holdings, LLC
320 Congress Street
Boston, Massachusetts 02210

Tatte Act III, LLC – 85%
23 Prescott Street
Brookline, Massachusetts 02446

Tzurit Or – 15%
132 Clark Road
Brookline, Massachusetts 02445

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

The Applicant proposes to establish a new restaurant in the existing building located in Suite 102 of 515 King Street. The restaurant will serve bakery and cafe items seven days per week.

3. Please describe the proposed hours of operation:

Days

Hours

Daily Monday - Sunday 7 AM - 8 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).

Approximately 400 customers per day

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

20 employees per shift; two shifts daily.

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

N/A

Standard and compact spaces

N/A

Handicapped accessible spaces

N/A

Other

Per Section 8-300(B) of the Zoning Ordinance, no restaurant parking is required.

B. Please give the number of:

N/A

Parking spaces on-site

N/A

Parking spaces off-site

Per Section 8-300(B) of the Zoning Ordinance, no restaurant parking is required.

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?

Per Section 8-200(B) of the Zoning Ordinance, no loading spaces are required.

B. Where are off-street loading spaces located?

Per Section 8-200(B) of the Zoning Ordinance, no loading spaces are required.

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

Between 7:00am and 11:00pm.

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

Approximately three deliveries 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:

N/A

8. What is the square footage the use will be occupying?

4,081

square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

- 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.
- 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.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Tatte Holdings, LLC By: Lauren G. Riley, attorney/agent

Signature 

Date 12-22-2022

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: ^{Lauren G. Riley, Attorney/Agent} Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Phone: 703-528-4700

Email: lriley@thelandlawyers.com

Fax: 703-525-3197



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a **Special** Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 124

2. Will the restaurant offer any of the following?

Alcoholic beverages

On-premises

Yes

No

Off-premises

Yes

No

3. The restaurant will offer the following service (check items that apply):

table service

bar

carry-out

delivery

4. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles?

Yes

No

Where will delivery vehicles be parked when not in use?

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

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 transit options including the metro and the Trolley. Additionally, the property is located in the Central Business District, where no restaurant 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. **NO ALCOHOL PROPOSED**

1. Maximum number of patrons shall be determined by adding the following:
 - _____ Maximum number of patron dining seats
 - + _____ Maximum number of patron bar seats
 - + _____ Maximum number of standing patrons
 - = _____ Maximum number of patrons

2. 20 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 PROPOSED**
 - High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food

