

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 #2024-00038
Approved by Planning and Zoning: July 2, 2024
Permission is hereby granted to: Gin Ramen and Asian Tapas
to use the premises located at: 500 John Carlyle 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.

July 2, 2024

Karl Moritz (by Tony LaColla)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: July 2, 2024

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

FROM: Ann Horowitz, Principal Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00038
Administrative Review for Change of Ownership
Site Use: Restaurant
Applicant: Gin Ramen & Asian Tapas
Location: 500 John Carlyle Street
Zone: CDD #1 / Coordinated Development District #1

Request

Special Use Permit #2023-00031 is a request to change ownership of an existing 1,910 square foot restaurant from Sean Phan to Gin Ramen & Asian Tapas. The restaurant will specialize in lunch and dinner fare. No other changes are proposed.

Background

In 2001, staff administratively approved Development Special Use Permit #2001-00033 for the construction of the existing mixed-use building located at Block L of the Carlyle neighborhood. Several SUPs for restaurants have been approved at this location since March 2007. Most recently, staff administratively approved Special Use Permit #2023-00031 for a change of ownership to Sean Phan.

Parking

The parking requirements for the subject building were specified in the Transportation Management Plan (Special Use Permit #2254) for the Carlyle development. The applicant has the option to lease parking for employees in the on-site garage, where they have secured three of street spaces for to be used by employees. Public parking is available in the Patent & Trademark Office parking garage across John Carlyle Street during limited hours.

Community Outreach

Public notice was provided through the City's eNews, via the City's website, and by posting a placard at the site. The subject site is not located within the bounds of any civic association and, therefore, no civic association was specifically contact regarding the request. Staff has received no public comments regarding the request.

Staff Action

Staff does not object to the request for a change of ownership for the restaurant as one has operated successfully at this location for many years with no negative impacts on the surrounding neighborhood.

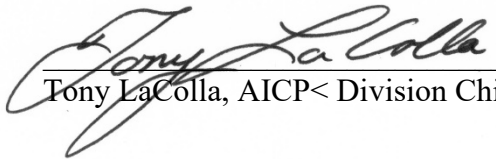
Conditions have been carried forward from the previous SUP. As specific interior design is no longer regulated, Condition #23 has been deleted.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 2, 2024

Action: Approved


Tony LaColla, AICP < Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT # 2023-00031

The new 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#2006-00124)
4. The applicant may provide seating for up to 20 outdoor seats. Any outdoor seating areas, including umbrellas, shall not include signage (P&Z) (SUP#2023-00031)
5. Indoor limited, live entertainment may be offered and must comply with the City's noise ordinance. 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#2023-00031)
6. Delivery service shall be permitted to customers in the immediate area. (P&Z)(PC) (SUP#2006-00124)
7. Condition deleted.
8. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2006-00124)
9. On and off-premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z) (SUP#2023-00031)
10. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z) (SUP#2023-00031)
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)(T&ES) (SUP2006-00124)
12. Trash and garbage shall be stored inside or in sealed containers which do not allow odors to escape, invasion by animals, or leaking. No trash and debris shall be allowed to accumulate on-site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (SUP#2023-00031)
13. Condition deleted.

14. 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#2023-00031)
15. 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) (SUP#2006-00124)
16. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)(P&Z) (SUP#2006-00124)
17. Condition deleted.
18. Condition deleted.
19. The applicant shall require its employees who drive to use off-street parking. (T&ES)(P&Z) (SUP#2023-00031)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z) (SUP#2023-00031)
21. Condition deleted.
22. The applicant shall design both the exterior and interior portions of the space pursuant to the Carlyle Design Guidelines, to the approval of the Director of Planning and Zoning. (P&Z) (SUP#2006-0124)
23. **CONDITION DELETED BY STAFF:** ~~The applicant shall prepare a design plan to include interior finishes, colors, materials, furniture, lighting and specifications, which shall be to the satisfaction of the Director of Planning and Zoning and shall include the following elements: (P&Z) (SUP#2006-0124)~~
 - a. ~~No lighted signage in the windows is permitted.~~
 - b. ~~Lighting fixtures in the dining area and the serving area shall not contain fluorescent bulbs, tubes, or other fluorescent lighting elements.~~
 - c. ~~Furniture to be situated near the windows shall consist of wood tables and wood chairs with cloth upholstery.~~
 - d. ~~Flooring within the dining area shall be ceramic tile.~~
 - e. ~~Any tiling on the vertical surface of the cashier/service counter shall be a generally solid color and/or design.~~
 - f. ~~Interior doors leading to or from the dining area shall be constructed of paneled wood.~~
 - g. ~~Decorative wood interior trim shall include moldings and other detail, such as rosettes.~~

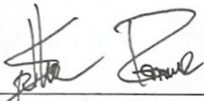
- h. ~~Menu boards, if any, shall not be backlighted or have any internal lighting.~~
24. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational ~~for one year, and then again every three years for compliance with all conditions and may 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) or 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 to offset land use impacts not addressed in the city code.~~ (P&Z) (~~SUP#2023-00031~~)
25. Condition deleted.
26. Supply deliveries, loading and unloading activities shall occur between the hours of 7a.m. - 7p.m. (City Council) (SUP2011-00018)
27. The applicant shall remove all tables and chairs from the outdoor dining area at the close of business each night and store them inside the building while the restaurant is closed. (PC) (SUP#2011-00018)
28. All patrons must leave the premises one hour after the closing hour. (P&Z) (SUP#2023-00031)
29. Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z) (SUP#2023-00031)
30. 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) (SUP#2023-00031)
31. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP#2023-00031)
32. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES) (SUP#2023-00031)
33. 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. (T&ES) (SUP#2023-00031)

34. 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) (SUP#2023-00031)
35. 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) (SUP#2023-00031)
36. 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) (SUP#2023-00031)

SUP #2024-00038
500 John Carlyle Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00038. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 500 John Carlyle Street.



Applicant - Signature

07/05/2024

Date

SUPATTRA PUMMORA

Applicant - Printed

07/05/2024

Date