



# 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](http://www.alexandriava.gov/planning)

**PROPERTY LOCATION:** 2 Prince Street, Alexandria, Virginia 22314

**ZONE:** W-1

**TAX MAP REFERENCE:** 75.03 03 03

### APPLICANT'S INFORMATION:

**Applicant:** Murray B. Bonitt      **Business/Trade Name:** Waterfront Taco Factory  
**Address:** 1305 Leslie Avenue, Alexandria, Virginia 22301  
**Phone:** 703 549 1010      **Email:** [murray@bonittbuilders.com](mailto:murray@bonittbuilders.com)

**See attached supplemental for additional applicant**

### PROPOSED USE:

- |   |   |
|---|---|
| Animal Care with Overnight Accommodations | Massage Establishment   |
| Auto Trailer Rental or Sales              | → Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation                        | Outdoor Food and Crafts Market                                |
| Child and Elder Care Homes                | Outdoor Garden Center   |
| Day Care Center                           | Outdoor Display   |
| Health and Athletic Club                  | Public School Trailers  |
| Light Assembly, Service, and Craft        | Valet Parking   |
| Light Auto Repair                         | Vehicle Parking or Storage for More Than 20 Vehicles          |
| Live Theater                              | <b>Restaurant</b>   |

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner, I hereby grant the applicant use of **Murray B. Bonitt et al.**  
(property address), for the purposes of operating a **restaurant** (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: **2 Prince Street , LLC**

Phone: **202 965 1221**

Address: **1054 31st Street, Washington,  
DC 20007**

Email: **rbrandt@brandtinc.com**

Signature: **BY:   
Robert Brandt, Manager**

Date: **10/25/24**

1. The applicant is the (check one):

Owner **2 Prince Street LLC**

Contract Purchaser Lessee or

Other: **Murray Bonitt, contract Partner** of the subject property.

**NOTE: it is anticipated that M. Bonitt and @ Prince LLC will form a new  
LLC to own the property and the restaurant.**

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.

**Murray Bonitt or an entity to be formed has 33 1/3 % interest in the applicant. 2 Prince LLC has a 66 2/3 % interest in the applicant. The members of 2 Prince LLC are Prince Street Investors, LLC and Union Street Investors, LLC. Each member own a 50% interest in 2 Prince LLC.**

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?

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.

**USE CHARACTERISTICS**

2. Please give a brief statement describing the use:

**The applicants are requesting a special use permit to convert the existing building in to a full service restaurant featuring gourmet tacos in a casual open bodega.**

3. Please describe the proposed hours of operation:

**Days 7 day a week Hours 7 am to 2 am**  
Daily

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).

**It is anticipated the the resturant will serve 500 patrons a day.**

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

**It is anticipated the resturant will employ 20 full or part time employees working in shifts.**

5. A. How many parking spaces of each type are provided for the proposed use: **None\***

- Standard and compact spaces
- Handicapped accessible spaces
- Other

**\*The property is located in the Central Business Parking District.**

B. Please give the number of: **None**

Parking spaces on-site

Parking spaces off-site

If the required parking will be located off-site, where will it be located?

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

**None. There is no requirement for a loading space for the proposed use in the pre-June 25, 1953 building.**

B. Where are off-street loading spaces located? **Not Applicable.**

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

**Loading and unloading will occur during the business hours of the restaurant.**

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

**It is anticipated that on average there will be two 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:

**None**

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

**1,932** 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**      **Duncan W. Blair, Attorney/Agent**

**Signature**       **Date**      **October 25, 2024**

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:**      **701 N Fairfax Street, Suite 600, Alexandria, Virginia 22314**  
**Phone:**      **703 778-1444**  
**Email:**      **dblair@wiregill.com**  
**Fax:**      **NA**



**Department of Planning & Zoning**  
**Administrative Special Use Permit New Use Checklist**

**Application form**

**Application fee**

**Supplemental Worksheet for the following uses:**

**Catering Operation**

**Child or Elder Care Home**

**Day care Center**

**Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage**

**Live Theater**

**Outdoor Dining**

**Outdoor Display**

**Outdoor Food and Crafts Market**

**Outdoor Garden Center**

**Valet Parking**

**Resturant Supplement.**

**Interior floor plan**

**Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)**

**Contextual site image**

**Show subject site, on-site parking area, surrounding buildings, cross streets**

**If applicable**

**Outdoor plan for outdoor uses**

**ADMINISTRATIVE SPECIAL USE PERMIT APPLICATION**

**2 PRINCE STREET, ALEXANDRIA, VIRGINIA**

**ADDITIONAL APPLICANT INFORMATION**

**CO-APPLICANTS:**

2 Prince LLC

1054 31<sup>ST</sup> Street NW STE 250

Washington DC 20007

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## 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: 51      Outdoors 40

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 Uber et al.

4. If delivery service is proposed, how many vehicles do you anticipate? None

Will delivery drivers use their own vehicles?      Yes       No       N/A

Where will delivery vehicles be parked when not in use? N/A



**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

**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.

1. Maximum number of patrons shall be determined by adding the following:
 

	70	Maximum number of patron dining seats
+	<del>21</del>	Maximum number of patron bar seats
+	30	Maximum number of standing patrons
=	<u>121</u>	Maximum number of patrons
  
2. \_\_\_\_\_ 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)
  - High ratio of alcohol to food
  - Balance between alcohol and food
  - Low ratio of alcohol to food



**Department of Planning & Zoning**  
**Administrative Special Use Permit New Use**  
**Outdoor Dining Supplemental**

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

Describe the outdoor dining arrangement. What type of food service establishment is this associated with?

The proposed Outdoor dining is proposed on the rooftop of the Waterfront Taco Factory. The food service on the rooftop dining area will offer the same services as on the ground floor level of the restaurant.

**HOURS**

What are the proposed hours for the outdoor dining?

The applicant is requesting the same hours of operation for the rooftop dining as requested for the restaurant. The restaurant is located on the commercial Alexandria Waterfront and in this location there are no residential properties. As such, there should be no negative impacts associated with the outdoor dining requested hours.

**LOCATION ON PRIVATE PROPERTY**



**Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.**

Will the outdoor dining be located only on private property? What is the square footage of the outdoor dining area?

Submit a drawing indicating the layout for tables, seats, planters, wait stations and barriers.

*The outdoor dining area is on private property. A layout of the rooftop outdoor dining area is included as part of the special use permit application.*

**NUMBER OF SEATS**



**Only 20 seats may be located at outdoor tables in front of the restaurant.**

How many seats will be included in the outdoor seating?

40 on the rooftop of the building.

**ALCOHOL SERVICE**



**Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.**

Is on-premise alcohol service proposed?

Yes.

**OUTDOOR DINING PLAN**



**Please submit a detailed plan with your application**

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.



**Department of Planning & Zoning**  
**Administrative Special Use Permit New Use Checklist**

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- Child or Elder Care Home
- Day care Center
- Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
- Live Theater
- Outdoor Dining
- Outdoor Display
- Outdoor Food and Crafts Market
- Outdoor Garden Center
- Valet Parking

**Resturant Supplement.**

**Interior floor plan**

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

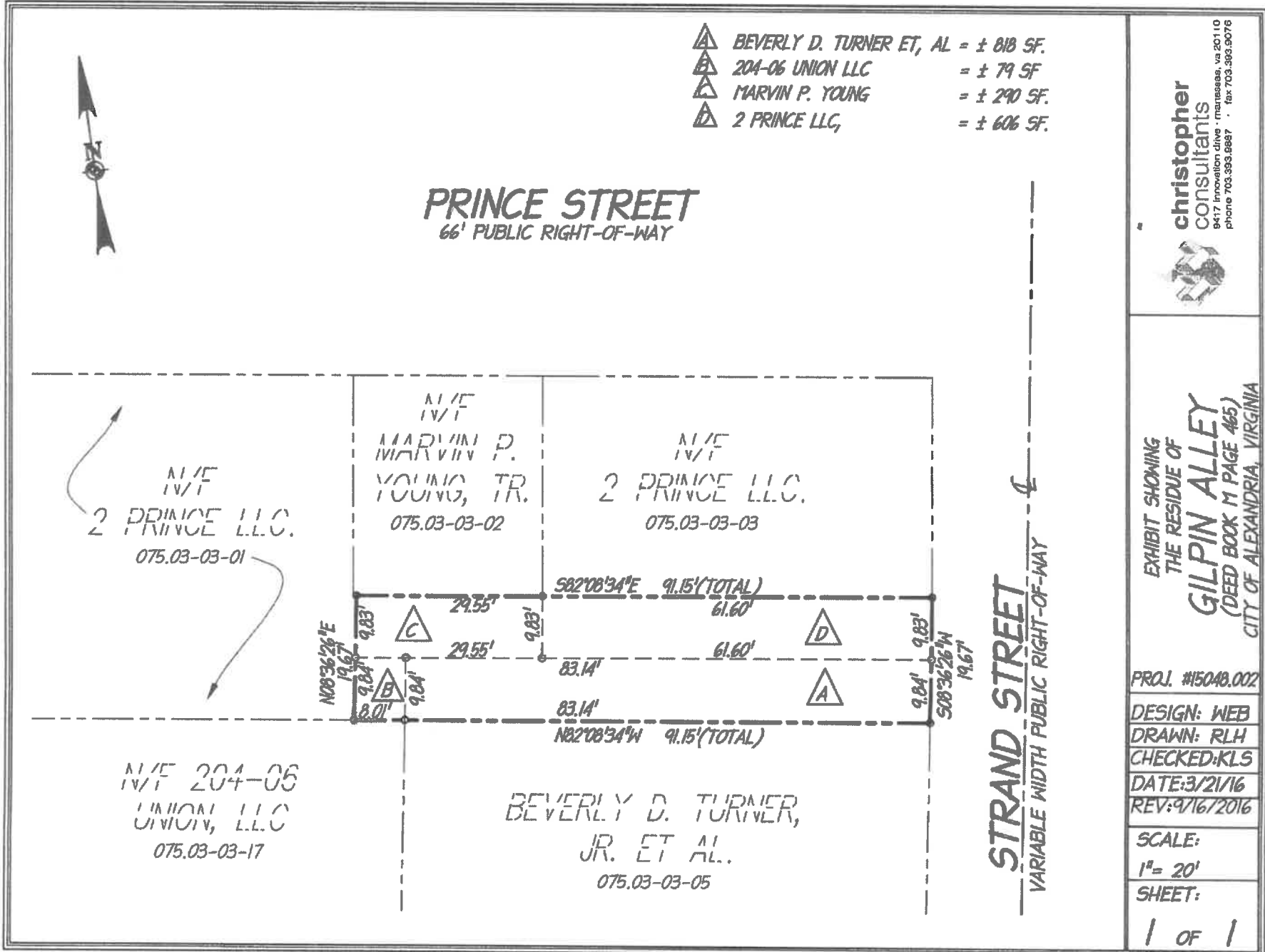
**Contextual site image**

- Show subject site, on-site parking area, surrounding buildings, cross streets

**If applicable**

- Outdoor plan for outdoor uses





**christopher consultants**  
9417 Innovation drive · manassas, va 20110  
phone 703.393.9887 · fax 703.393.9076

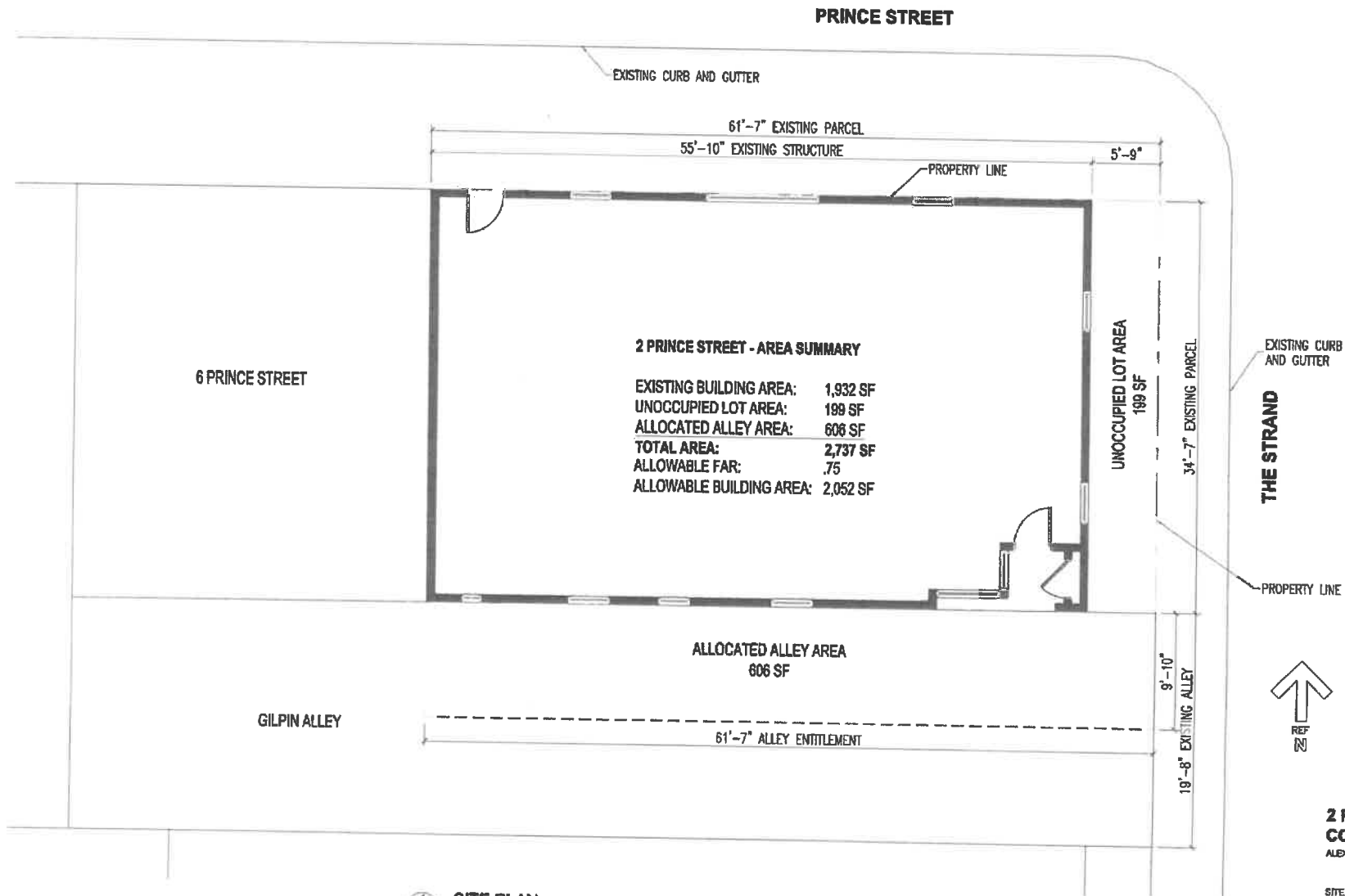
**EXHIBIT SHOWING THE RESIDUE OF GILPIN ALLEY (DEED BOOK M PAGE 465) CITY OF ALEXANDRIA, VIRGINIA**

PROJ. #15048.002

DESIGN: WEB  
DRAWN: RLH  
CHECKED: KLS  
DATE: 3/21/16  
REV: 9/16/2016

SCALE:  
1" = 20'

SHEET:  
1 OF 1



**2 PRINCE STREET - AREA SUMMARY**

EXISTING BUILDING AREA:	1,932 SF
UNOCCUPIED LOT AREA:	199 SF
ALLOCATED ALLEY AREA:	606 SF
<b>TOTAL AREA:</b>	<b>2,737 SF</b>
ALLOWABLE FAR:	.75
ALLOWABLE BUILDING AREA:	2,052 SF

ALLOCATED ALLEY AREA  
606 SF

1  
A200

**SITE PLAN**

Scale: 1/8"=1'-0"



**2 PRINCE STREET  
CONCEPT DESIGN**  
ALEXANDRIA, VA, OCT 14, 2024

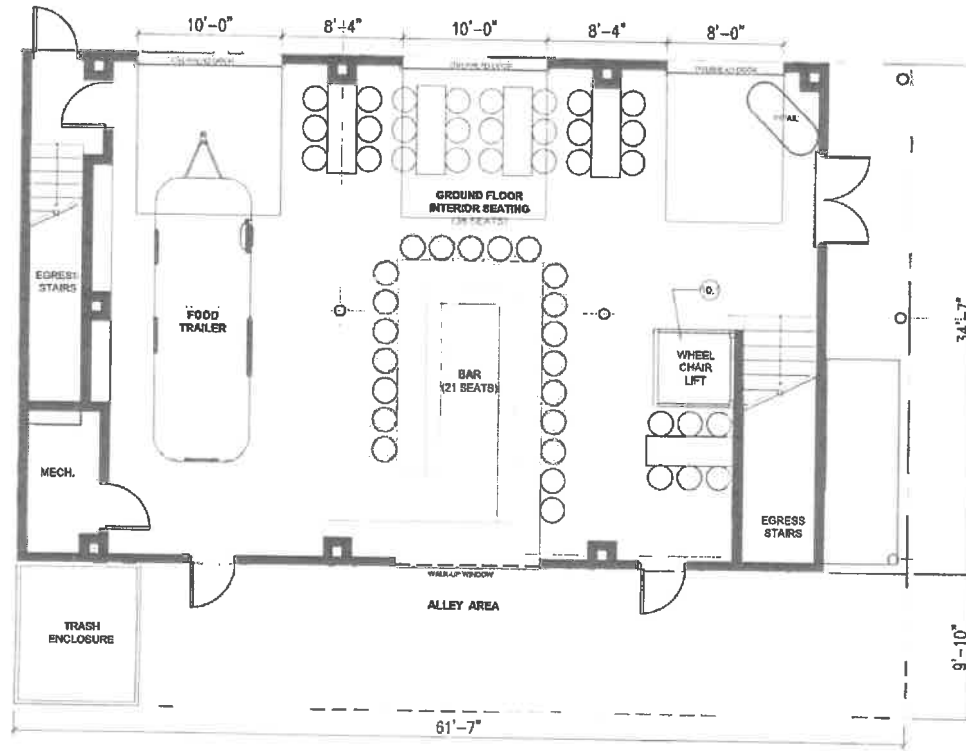
SITE PLAN

**A200**





PRINCE STREET



SEATING SUMMARY

<b>GROUND FLOOR</b>	<b>51</b>
INTERIOR	51
TABLE SEATING:	30
BAR SEATING:	21
EXTERIOR	0

<b>UPPER FLOOR</b>	<b>40</b>
TABLE SEATING:	28
BAR SEATING:	14

**TOTAL SEATING 91**

GILPIN ALLEY



GROUND FLOOR PLAN

Scale: 1/8"=1'-0"

PLAN NOTES LEGEND

1. GENERAL
  - (1) NEW LIGHT
2. SITEWORK
3. CONCRETE
  - (1) NEW CONC. FLOOR
4. MASONRY
  - (1) EXISTING PAINTED MASONRY - REPAIR & REFINISH AS NECD.
  - (2) NEW PAINTED MASONRY
5. METALS
  - (1) PAINTED STEEL PILING IN TOWER CABLES
  - (2) PAINTED ALUMINUM SUPPORT/CLIP CAP
  - (3) PAINTED EXPOSED STEEL STRUDS
  - (4) PAINTED EXPOSED STEEL COLUMN
  - (5) PAINTED METAL REBAR/ABLE BODY/ABLE SEATING BAR/ABLE
6. WOOD, PLASTICS, AND COMPOSITES
  - (1) HARD BOARD PLANK/CLIP BOARD - PAINTED
  - (2) PLYWOOD DECKING
7. THERMAL & MOISTURE PROTECTION
8. DOORS & WINDOWS
  - (1) NEW DOOR, FRAME AND SPOUNDER
  - (2) NEW OVERHEAD GARAGE DOOR - ALUMINUM W/ GLASS INSERTS
9. FINISHES
  - (1) PAINTED EXT. BRICK, OVER MASONRY
10. SPECIALTIES
  - (1) RETRACTABLE CANOPY SYSTEM
  - (2) WHEELCHAIR LIFT
11. EQUIPMENT
12. FURNISHINGS
22. PLUMBING
23. MECHANICAL
25. ELECTRICAL
  - (1) EXTERIOR HOUSEHOLD LIGHTING



THE STRAND



2 PRINCE STREET  
CONCEPT DESIGN  
ALEXANDRIA, VA, OCT 14, 2024

GROUND FLOOR PLAN

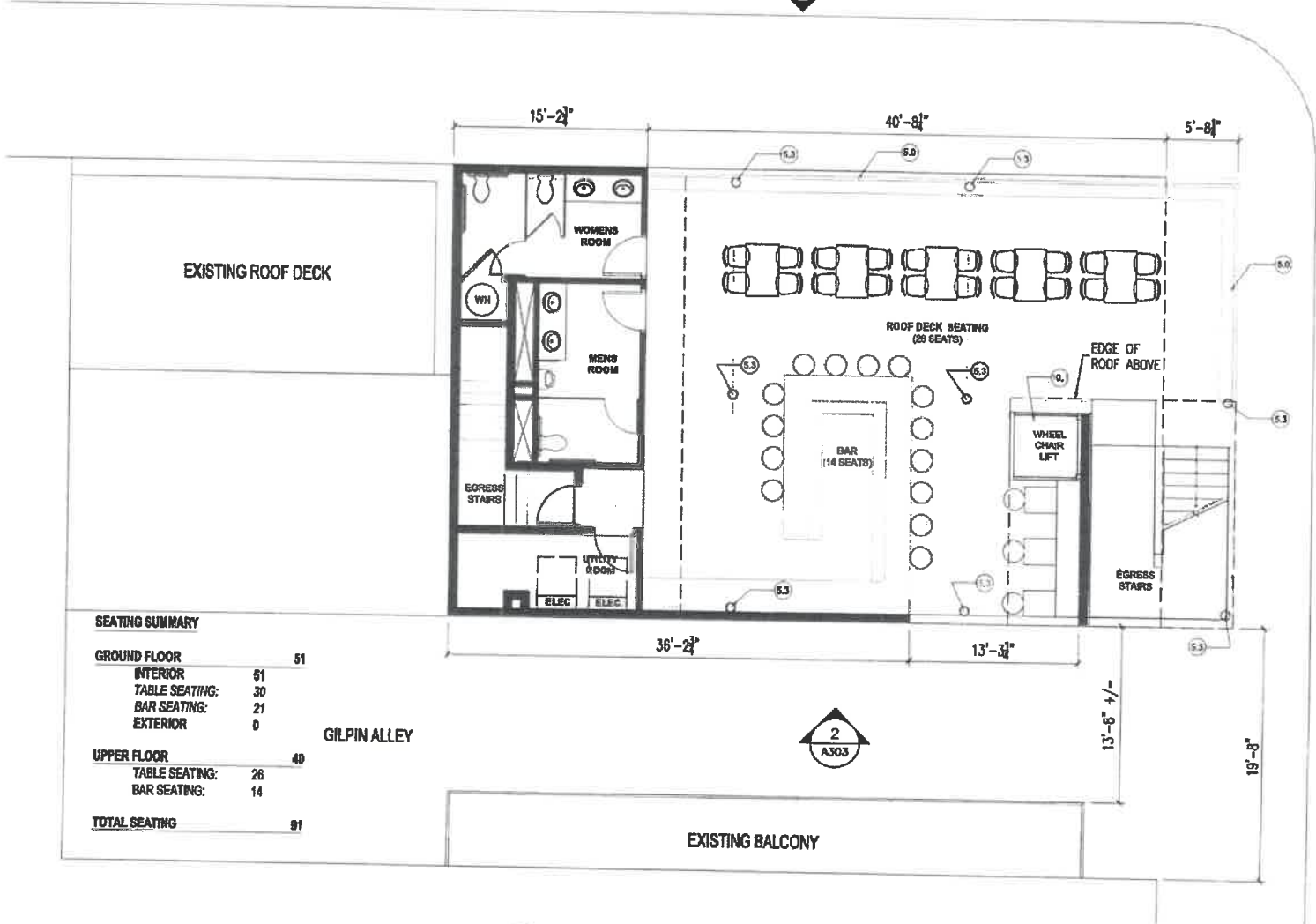
A201





2  
A301

PRINCE STREET



**SEATING SUMMARY**

<b>GROUND FLOOR</b>	<b>51</b>
INTERIOR	51
TABLE SEATING:	30
BAR SEATING:	21
EXTERIOR	0
<b>UPPER FLOOR</b>	<b>40</b>
TABLE SEATING:	26
BAR SEATING:	14
<b>TOTAL SEATING</b>	<b>91</b>

GILPIN ALLEY

EXISTING BALCONY

1  
A302  
**ROOF DECK PLAN**

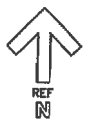
Scale: 1/8"=1'-0"

**PLAN NOTES LEGEND**

- 1. GENERAL**
  - (1) NOT USED
- 2. SITEWORK**
- 3. CONCRETE**
  - (1) RECONC. FLOOR
- 4. MASONRY**
  - (1) EXISTING PAINTED MASONRY, REPOINT & REPAIR AS NEED.
  - (2) NEW PAINTED MASONRY
- 5. METALS**
  - (1) PAINTED STEEL PILING IN TENSION CHAINS
  - (2) PAINTED ALUMINUM SOFFIT/DALL CAP
  - (3) PAINTED EXPOSED STEEL STAIRWAY
  - (4) PAINTED EXPOSED STEEL COLUMN
  - (5) PAINTED METAL REVERSIBLE ROOFWALK SEATING BARRIER
- 6. WOOD, PLASTICS, AND COMPOSITES**
  - (1) HARDWOOD PLANK/SLAP GORING - PAINTED
  - (2) WE WOOD DECKING
- 7. THERMAL & MOISTURE PROTECTION**
- 8. DOORS & WINDOWS**
  - (1) NEW DOOR, FRAME AND FINISHES
  - (2) NEW OVERHEAD STORAGE DOOR - ALUMINUM WITH GLASS INSERTS
- 9. FINISHES**
  - (1) PAINTED APPROVAL OVER MASONRY
- 10. SPECIALTIES**
  - (1) RETRACTIBLE CANOPY SWITCH
  - (2) WHEELCHAIR LIFT
- 11. EQUIPMENT**
- 12. FURNISHINGS**
- 24. PLUMBING**
- 25. MECHANICAL**
- 26. ELECTRICAL**
  - (1) EXTERIOR WAREHOUSE LIGHTING

2  
A302

THE STRAND



**2 PRINCE STREET  
CONCEPT DESIGN**  
ALEXANDRIA, VA, OCT 14, 2024

ROOF DECK PLAN

**A202**





**EXISTING CONDITIONS – SITE PHOTOS**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





**EXISTING CONDITIONS – SITE PHOTOS**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





**CONCEPT RENDERING #3**  
SOUTH EAST CORNER – ALLEY SIDE

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024







**CONCEPT RENDERING #2**  
**EAST FAÇADE – THE STRAND**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





**CONCEPT RENDERING #3**  
NORTH EAST CORNER

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





**CONCEPT RENDERING #4**  
**NORTH FAÇADE - PRINCE STREET**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





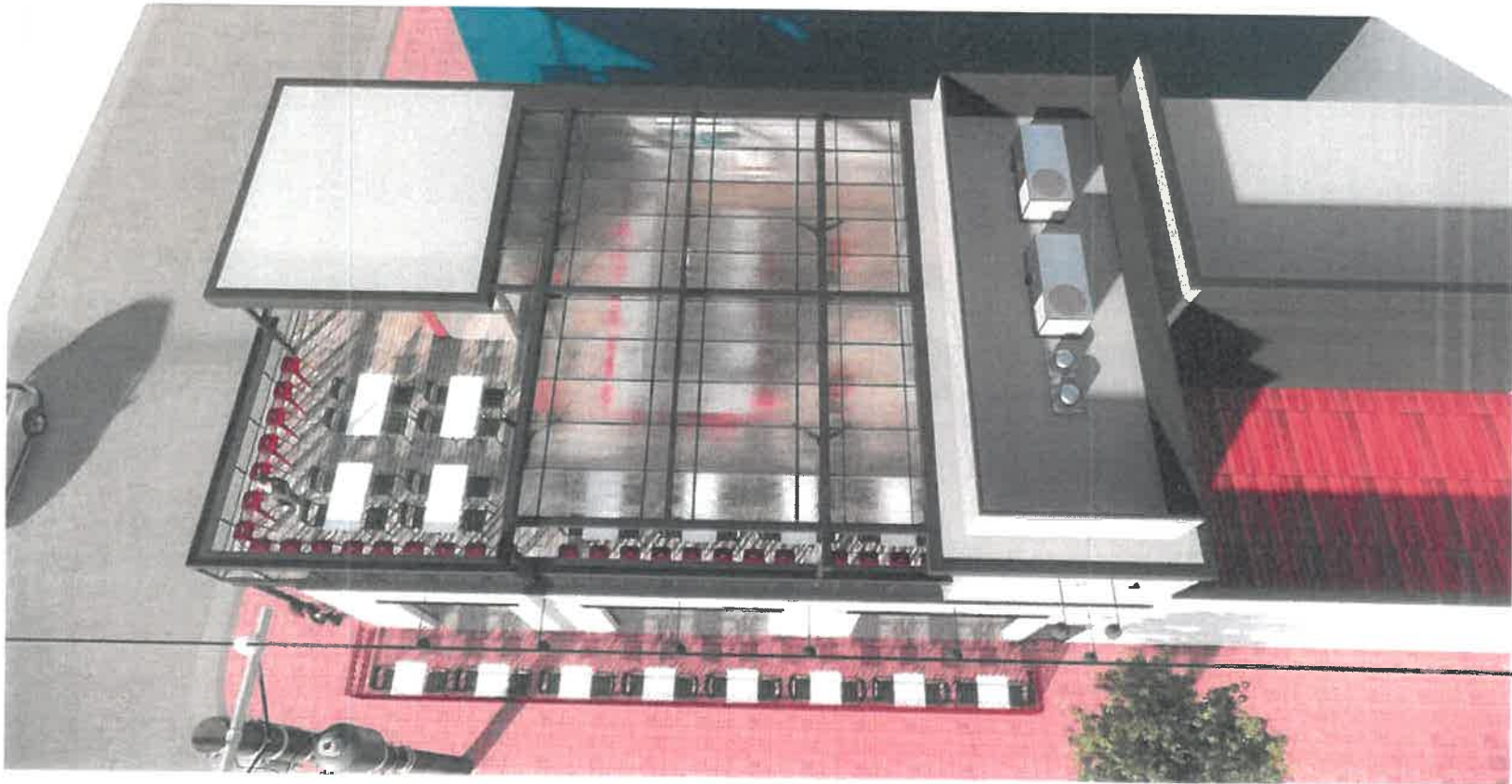


**CONCEPT RENDERING #5**  
INTERIOR SHOWING OPERABLE DOORS

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024



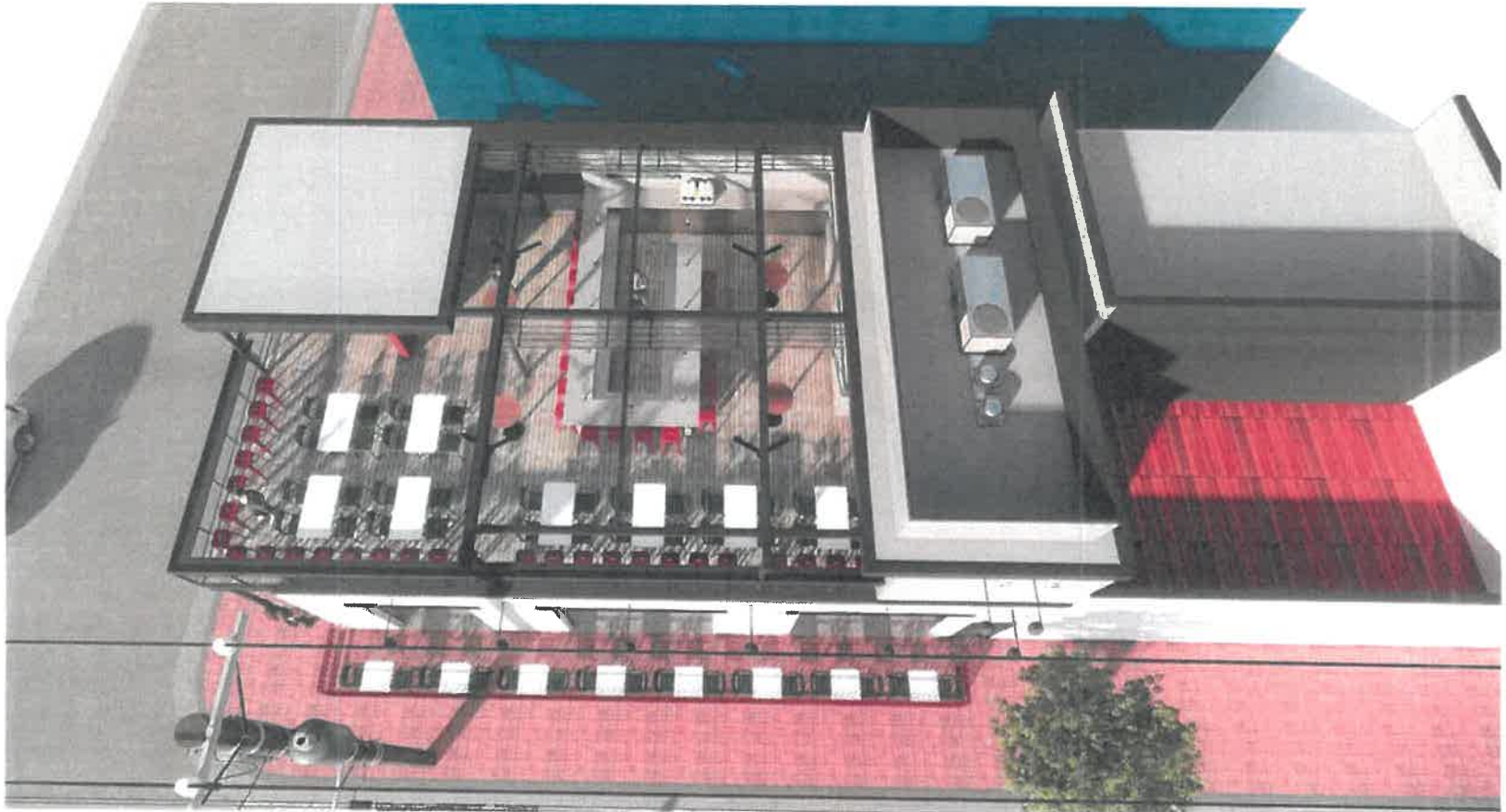




**CONCEPT RENDERING #6**  
**ROOF DECK W/ EXTENDED SUNSHADE**

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024





**CONCEPT RENDERING #7**  
ROOF DECK W/ RETRACTED SUNSHADE

**2 PRINCE STREET, ALEXANDRIA VA CONCEPT DESIGN**  
BOARD OF ARCHITECTURAL REVIEW APPLICATION, OCT 14, 2024

