

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 #2024-00073

Approved by Planning and Zoning: 1/3/2025

Permission is hereby granted to: The Capital USA LLC

to use the premises located at: 682 N Saint Asaph 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.

1/3/2025

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: January 3, 2025

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

FROM: Lanning Blaser, Senior Planning Technician
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00073
Administrative Review for Change of Ownership
Site Use: Restaurant
Applicant: The Capital USA LLC
Location: 682 N Saint Asaph Street
Zone: CRMU-X/Commercial residential mixed use (Old Town North)

Request

Special Use Permit #2024-00073 is a request to change ownership of a restaurant from My Kieu Huynh to The Capital USA LLC. The applicant will operate the business as Namran and will specialize in Turkish cuisine including soups, salad, main courses, desserts, beer, wine, and mixed beverages. The applicant proposes to maintain the existing space of approximately 4,700 square feet with 157 indoor and 29 outdoor seats. The restaurant will be open from 11 a.m. until 12 a.m. Monday through Sunday. No other changes are proposed.

Background

City Council approved the Saul Center building in 1998 (DSUP #98-0003.) A prior restaurant on the site, known as the Sizzling Express was first approved in 2000 as SUP #2000-0097 and amended in 2002 to increase outdoor seating (SUP #2002-0018.) In 2008, staff administratively approved a change of ownership (SUP #2008-0008) to Young Ja Lee. In 2011, staff approved a parking reduction of 13 spaces under SUP #2011-0043. In 2016, staff administratively approved the change of ownership to My Kieu Huynh, who operated the Sunday in Saigon restaurant (SUP #2016-0044) It was amended in 2018 through SUP #2018-00084 to include limited indoor live entertainment.

Parking

The subject property is located within the enhanced transit area, where a minimum of one parking space is required for every 1,000 feet of floor area, subject to Section 8-200(A)(17)(a)(i). For the first 20 outdoor dining seats, Section 8-200(A)(17)(c) exempts a parking requirement. For any outdoor seat exceeding 20, each seat is calculated as 15 square feet. The indoor square footage of 4,700 square feet plus square footage for the nine outdoor seats over 20 accounts for a total of 4,835 square feet. The total square feet equates to a requirement for five parking spaces. In 2011, a parking reduction of 13 spaces was approved (SUP #2011-0043). The applicant meets the five-space requirement through the parking reduction. In addition, the on-site shared parking garage at the Saul Center contains a total of 209 available parking spaces for the applicant's use.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the North Old Town Independent Citizens Association was sent an e-mail with information about the current application. No comments or concerns were received.

Staff Action


Staff does not object to the change of ownership request as the subject restaurant has operated in its current location for many years with no issues or negative impacts in a commercial corridor where many other restaurants currently operate with similar success. Special Use Permit conditions have been carried over from Special Use Permit #2018-00084. However, several conditions have been amended, added, or deleted in order to reflect the current standard Special Use Permit conditions for a restaurant. This includes amendments to existing Conditions #2, #6, #8, #9, #24-26. Condition #4 has been deleted as special use permits no longer regulate indoor hours of operation.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 3, 2025

Action: Approved



Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT # 2024-00073

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#2011-0043)
2. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats is determined by the statewide building code. (P&Z) (~~SUP#2011-0043~~)
3. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP#2011-0043)
4. **CONDITION DELETED BY STAFF:** ~~The hours of operation shall be limited to between 7:30am and 11:00pm Sunday through Thursday and between 7:30am to 12:00 midnight Friday and Saturday.~~ (P&Z) (~~SUP#2011-0043~~)
5. Outside dining shall be limited to between 7:30 a.m. and 10:00 p.m. daily. The outdoor dining area shall be closed and cleared of all customers by 10:00pm daily and shall be cleaned and washed at the close of each business day that it is in use. (P&Z) (SUP#2011-0043)
6. **CONDITION AMENDED BY STAFF:** ~~Outdoor dining must remain on private property and shall not encroach into the public right-of-way. at the restaurant shall be substantially consistent with the plan submitted. The applicant shall submit final design specifications for all chairs, tables, barriers, umbrellas, planters, wait stations, other components to be located within the outdoor dining area, and such additional information as the Director may reasonably require, for the review and approval by the Director of Planning & Zoning. The outdoor seating area shall not include advertising signage, including on umbrellas.~~ (P&Z) (~~SUP#2011-0043~~)
7. Indoor live entertainment, accompanying occasional special events and parties, shall be allowed at the restaurant. 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. either inside or in the outdoor dining area. (P&Z) (SUP#2018-0084)
8. **CONDITION AMENDED BY STAFF:** On-premises and off-premises alcohol service may be offered consistent with a valid Virginia ABC license~~but no off-premises alcohol sales shall be allowed.~~ (P&Z) (~~SUP#2011-0043~~)
9. **CONDITION AMENDED BY STAFF:** Restaurant managed delivery vehicles may be used to deliver food to customers. The delivery vehicles must park in an off-street parking space when at the restaurant or when not in use. (P&Z) (T&ES) (~~SUP#2011-0043~~)

10. The applicant shall provide signage directing patrons to the availability of parking within the on-site retail spaces in the parking garage. (P&Z) (T&ES) (SUP#2011-0043)
11. For indoor dining, meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2011-0043)
12. 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) (SUP#2011-0043)
13. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2011-0043)
14. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2011-0043)
15. 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) (SUP#2011-0043)
16. 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) (SUP#2018-0084)
17. 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, and not be discharged onto the ground. (T&ES) (SUP#2018-00084)
18. The applicant shall require its employees who drive to use off-street parking. (P&Z) (T&ES) (SUP#2016-0044)
19. 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#2011-0043)
20. All loudspeakers shall be prohibited from the exterior of the building, and: no amplified sounds shall be audible at the property line after 11:00 PM. (T&ES) (SUP#2018-00084)
21. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2011-0043)

22. **CONDITION DELETED BY STAFF**

23. **CONDITION DELETED BY STAFF**

24. **CONDITION AMENDED BY STAFF: CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the restaurant special use permit(s) one year after the use is operational, and then again every three years for compliance with all conditions, and ~~shall~~ may 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 a 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#2018-00084)

25. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of approval, the business shall contact Go Alex at goalex@alexandriava.gov ~~the Local Motion at~~ ~~(localmotion@alexandriava.gov)~~ for information on establishing an employee transportation benefits program. (T&ES) (SUP#2018-0084)

26. **CONDITION AMENDED 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. ~~Local Motion at~~ ~~(localmotion@alexandriava.gov)~~ or www.alexandriava.gov/LocalMotion for more information about available resources. (T&ES) (SUP#2018-0084)

27. The applicant will encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES) (P&Z) (SUP#2016-0044)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00073. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 682 North St. Asaph Street.



Applicant - Signature

Svetlana Makarovskaya

Applicant – Printed

01 / 07 / 2025

Date

01 / 07 / 2025

Date

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01 / 07 / 2025

11:51:22 UTC-5

Sent for signature to Svetlana Makarovskaya
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VIEWED

01 / 07 / 2025

12:12:23 UTC-5

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SIGNED

01 / 07 / 2025

12:14:02 UTC-5

Signed by Svetlana Makarovskaya
(lane@remodelwashingtondc.com)
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COMPLETED

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The document has been completed.