

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	#2024-00088
Approved by Planning and Zoning:	January 30, 2025
Permission is hereby granted to:	Nahom Debessay
to use the premises located at:	720 Jefferson 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.

January 30, 2025

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: January 30, 2025

TO: Anthony LaColla, AICP, Division Chief
Department of Planning and Zoning

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

SUBJECT: Special Use Permit #2024-00088
Administrative Review for a
Change of Ownership
Site Use: Restaurant
Applicant: Nahom Debessay
Location: 720 Jefferson Street
Zone: CRMU-L / Commercial Residential Mixed Use-Low

Request

Special Use Permit #2024-00088 is a request for an SUP Change of Ownership for a restaurant at 720 Jefferson Street, originally approved as SUP #2018-0083 for Asfaw Biasgeien. This change of ownership approves Nahom Debessay as the new SUP holder. The business would operate as Café Du Soleil, described in the application as a 20-seat coffee house serving food throughout the day. Hours of operation will be 6 a.m. to 10 p.m., daily.

Parking

According to Section 8-200(A)(17)(a)(i) of the Zoning Ordinance, a restaurant in the Enhanced Transit Zone is required to provide a minimum of one parking space for every 1,000 square feet of space. A business with a parking requirement of two spaces or less is exempt from the parking requirement as established in Section 8-100(A)(9) of the Zoning Ordinance. The applicant's restaurant would occupy approximately 1,300 square feet, resulting in a parking requirement of two spaces, which the applicant is exempted from providing. Nonetheless, the applicant states up to 25 parking spaces are available in the adjacent garage for patrons.

Community Outreach

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

Staff Action

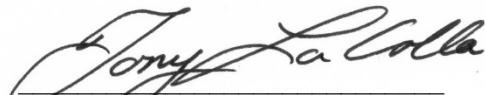
Staff supports the change of ownership request for a restaurant at 720 Jefferson Street as the use has proven to operate here without impacts for several years. Staff has carried forward the SUP conditions from the previous report and has amended or deleted others that no longer apply to restaurant uses. Since 2018, restaurant standard conditions have been added to mitigate environmental and parking issues and are reflected as Conditions #16-24 in the report.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 30, 2025

Action: Approved



Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2024-00088

The applicant 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 corporation in which the applicant has a controlling interest. (P&Z) (SUP #2018-0083)
2. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats shall ~~be 20~~ comply with the statewide building code. Outdoor dining is not on private property may be permitted with a separate SUP approval and outdoor dining on public property may be approved through a Transportation and Environmental Services Right of Way – Administrative Encroachment Permit. (P&Z) (~~SUP #2018-0083~~)
3. **CONDITION DELETED BY STAFF:** ~~The hours of operation for the restaurant shall be 5 a.m. to midnight, daily. Meals ordered before midnight may be served, but no new patrons may be admitted and all patrons must leave by 1 a.m., daily. (P&Z) (SUP #2018-0083)~~
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP #2018-0083)
5. **CONDITION AMENDED BY STAFF:** No live entertainment shall be permitted at the restaurant. Indoor limited, live entertainment (background music) may be offered. 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 #2018-0083~~)
6. **CONDITION AMENDED BY STAFF:** On and off-premises alcohol sales are permitted in compliance with Virginia ABC requirements. ~~Off premises alcohol sales are permitted from the retail market.~~ (P&Z) (~~SUP #2018-0083~~)
7. No food, beverages, or other material shall be stored outside unless specified by another condition. (P&Z) (SUP #2018-0083)
8. 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 #2018-0083)

9. **CONDITION AMENDED BY STAFF:** 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 or 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 #2018-0083)
10. **CONDITION AMENDED BY STAFF:** ~~No delivery of food to customers may operate from the restaurant.~~ Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z) (SUP #2018-0083)
11. 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 #2018-0083)
12. 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 #2018-0083)
13. 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 #2018-0083)
14. **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 #2018-0083)
15. **CONDITION ADDED BY STAFF:** All patrons must leave the premises one hour after the closing hour. (P&Z)
16. **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)

17. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
18. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
19. **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)
20. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
20. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
21. **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. (P&Z)
23. **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. (P&Z)
24. **CONDITION ADDED BY STAFF:** 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)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00088. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 720 Jefferson Street.

Nahom Debessay

Applicant – Signature

1/31/2025

Date

Nahom Debessay

Applicant – Printed

1/31/2028

Date