



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: 430 South Washington Street, Alexandria, Virginia 22314

ZONE: CD/Commercial Downtown

TAX MAP REFERENCE: 74.04 10 14

APPLICANT'S INFORMATION:

Applicant: Toni Srour

Business/Trade Name: Eclairons Pastry and Coffee House

Address: 5702 General Washington Dr, Suite B, Alexandria, VA. 22312

Phone: 571 264-4260

Email: toni.m.s@pastryxpo.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

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of Outdoor Dining on Private Property (property address), for the purposes of operating a Outdoor Dining (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: 430 South Washington Street, LLC

Phone: 202 888 3882

Address: 10908 Burbank Dr., Bethesda, MD

Email: pierre@kapacapital.com

Signature:

Duncan W. Blair, Attorney

Date:

3/25/25

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

☒ Other: Lessee.

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.

The applicant is an individual.

The owner is a limited liability company owned 100% by Pierre Abushacra, 10908 Burbank Dr., Bethesda, MD.

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?

Duncan W. Blair, Attorney-Agent
700 N. Fairfax Street
Alexandria, Virginia 2214.
703 778-1444 dblair@wiregill.com

☒ 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 applicant is requesting 20 outdoor dining seats on private property at 430 S. Washi Street, Alexandria, Virginia for the use of Eclarions Pastry and Coffee House.

3. Please describe the proposed hours of operation:

Days	Hours
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Daily	
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Or give hours for each day of the week

Monday	7 am -6 pm
Tuesday	7 am -6 pm
Wednesday	7 am -6 pm
Thursday	7 am - 6 pm
Friday	7 am - 7-pm
Saturday	8 am -7 pm
Sunday	9 am - 6pm

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 that the Eclairons Pastry and Coffee will have 200 patron per day.

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

Eclairons Pastry and Coffee will employ 6 employees work on two shifts (4 am employee 2 pm employees).

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

- 4 Standard and compact spaces
- Handicapped accessible spaces
- Other

B. Please give the number of:

4 Parking spaces on-site

0 Parking spaces off-site

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

Not Applicable

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

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

Not applicable - The building was constructed and occupied prior to June 15, 1963, per § (B)(5) of the Alexandria Zoning Ordinance. There are no onsite loading spaces.

B. Where are off-street loading spaces located?

There are no designated loading spaces on the rights-of-way adjacent to the property.

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

Loading and unloading activities will occur during the hours that the business is open.

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

The applicant anticipates no more than three deliveries

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:

Not Applicable.

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

Approx 360 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 3/25/2025

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:

Phone: 703 778 1444

Email: dblair@wiregill.com

Fax: None



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

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



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?

Patrons of Eclairons Pastry and Coffee House can enjoy the full menu on the outdoors dining area.

HOURS

What are the proposed hours for the outdoor dining?

The outdoor seating will be available to patrons during all hours that Eclairons Pastry and Coffee is open for business.

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 seating is on private property. The outdoor seating area is approximately 320 square feet of space.

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?

The Applicant is requesting twenty (20) outdoor seats.

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?

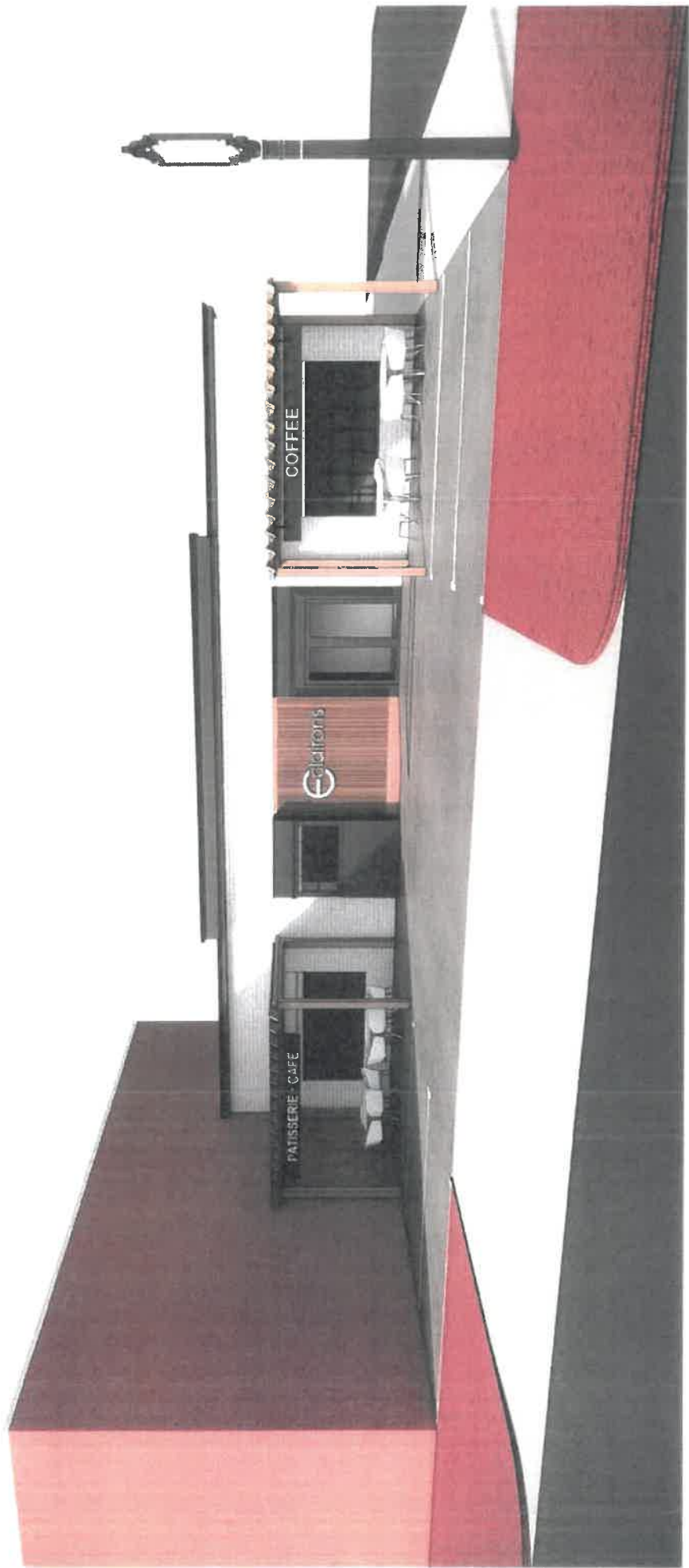
Not alcohol service is requested.

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.





COFFEE

Calitron's

PÂTISSERIE - CAFE

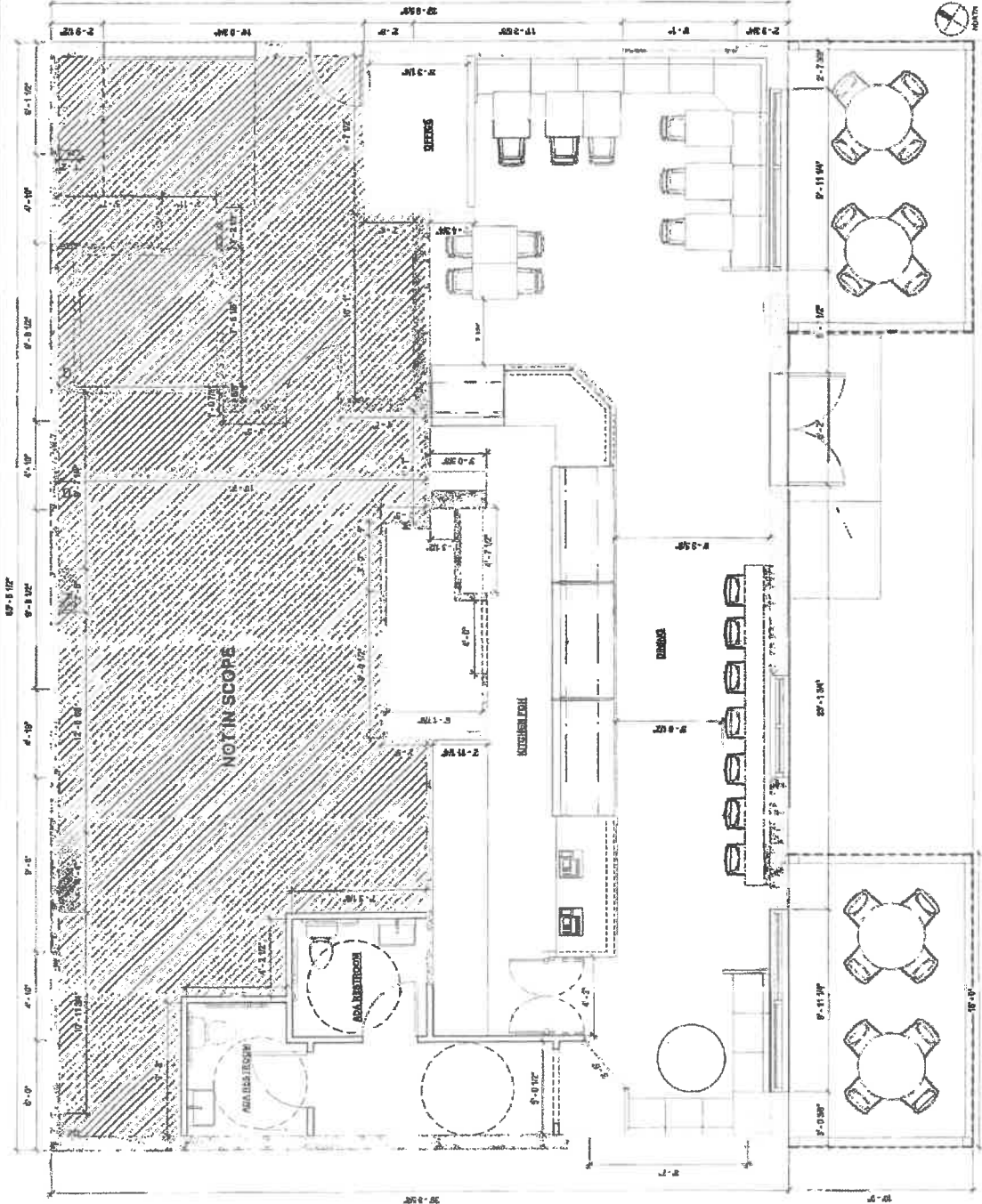


02-14-2025

Tom: Skour

APPLICABLE CONSTRUCTION CODES	
BUILDING CODE - VIRGINIA 2015 BUILDING CODE (BC)	
MECHANICAL CODE - 2015 ASHRAE 90.1-2013 ENERGY	
PLUMBING CODE - 2015 UPC	
FIRE CODE - 2015 IBC INTERNATIONAL FIRE CODE	

BUILDING INFORMATION	
TOTAL AREA	2,475 SF
TYPE OF WORK	RENOVATION
USE GROUP	A-2
SECTOR	NO
REVISION	NO
DATE	02/14/2025
BY	Tom: Skour



FORM DESIGN

**ARCHITECTS
INTERIORS**
300 Pine St. Ste. 300, Reno, NV 89501
(775) 603-6666 www.firmdesign.net
THE SHAPE OF THINGS TO COME

ECLAIRONS

401 SOUTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

24-010

DATE: 02/14/2025

DESCRIPTION: RESTAURANT INTERIOR RENOVATION

CLIENT APPROVAL

SIGNATURE OF ARCHITECT/COMPANY REPRESENTATIVE

DATE: 02/14/2025

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

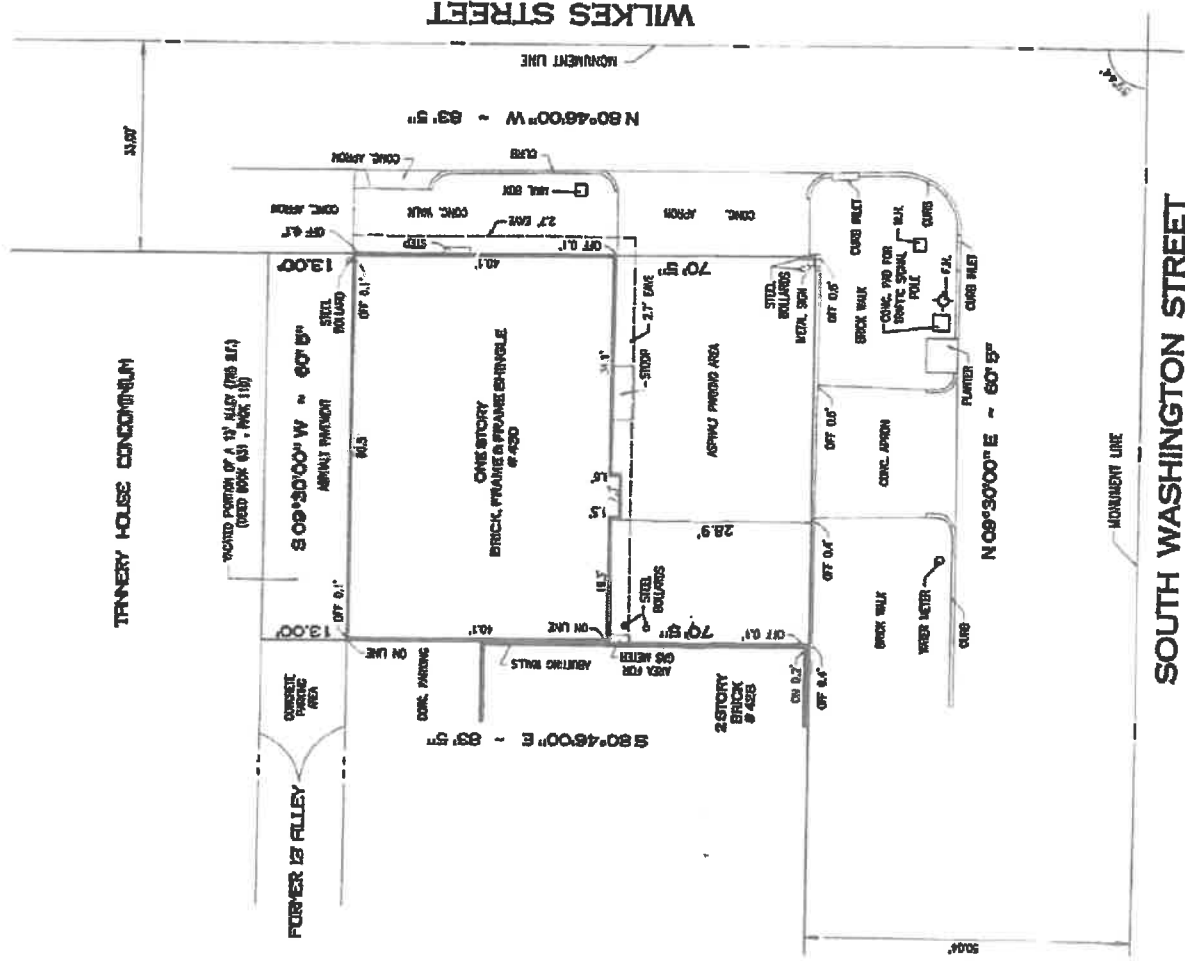
TEST-FIT

Client No. 24-010

Client Name: ECLAIRONS

Project No. 24-010

TF-3



PLAT
SHOWING THE LOCATION OF THE IMPROVEMENTS
ON THE PROPERTY LOCATED AT
430 SOUTH WASHINGTON STREET
INCLUDING A PORTION OF AN ALLEY VACATED IN
DEED BOOK 80 PAGE 110
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 10' DECEMBER 28, 1998

AREA = 4,288 S.F.

NOTE: UTILITIES ARE UNDERGROUND.

<p>THE PROJECT HAS BEEN REVIEWED BY THE CITY OF ALEXANDRIA AND IS IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ZONING ORDINANCE.</p>	<p>CASE NO. 100 WILKES-ALLEY 1000/1000</p>
<p>THE PROJECT HAS BEEN REVIEWED BY THE CITY OF ALEXANDRIA AND IS IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ZONING ORDINANCE.</p>	<p>CITY OF ALEXANDRIA PLANNING DEPARTMENT 1000/1000</p>