Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 I www.alexandriava.gov/planning

PROPERTY LOCATION: 3314 Richmond Hy Alexandria VA 22305

ZONE: CSL TAX MAP REFERENCE: 016.03-06-04

APPLICANT'S INFORMATION:

Applicant: Basim Mansour Business/Trade Name: Flavor Hive

Address: 5740 General Washington Drive Alexandria VA 22312

Phone: 804-605-6705 Email: david.monds@michaelandson.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
- ✓ Restaurant

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 3314 Richmond Highway (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: Basim Mansour Phone: 804-605-6705

Address: 5740 General Washington Dr. Email: david.monds@michaelandson.com

Signature: Basim Mansour Date: 05/22/25

1. The applicant is the (check one):

✓ Owner

Contract Purchaser Lessee or

Other: 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.

Basim Mansour 50%, Amgd Gende 25%, Mohammed Chowdhury 25%

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 outdoor dining arrangement consists of 5 tables with 4 chairs each. The food service establishment is associated with Flavor Hive, a soon to be fast-casual restaurant with Asian foods with a Spanish and American influence.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	11 AM - 10 PM
Tuesday	11 AM - 10 PM
Wednesday	11 AM - 10 PM
Thursday	11 AM - 10 PM
Friday	11 AM - 2 AM
Saturday	11 AM - 2 AM
Sunday	11 AM - 10 PM

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).

200 customers per day

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

8 employees/staff per shift

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

9	Standard and compact spaces
1	Handicapped accessible spaces
	Other

B. Please give the number of:

10 Parking spaces on-site

Parking spaces off-site

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

On Montrose Avenue

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

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

N/A

B. Where are off-street loading spaces located?

N/A

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

6AM-11AM

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

3 times per week.

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:

N/A

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

1699 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 Basim Mansour

Signature Authentisign Basim Mansour **Date** 05/22/25

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:

Email:

Fax:

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

- [x] **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
- [x] Outdoor Dining
- [ ] Outdoor Display
- [ ] Outdoor Food and Crafts Market
- [ ] Outdoor Garden Center
- [ ] Valet Parking

Interior floor plan

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

Contextual site image

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

If applicable

- [x] 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?

The outdoor dining arrangement consists of 5 tables with 4 chairs each. The food service establishment is associated with Flavor Hive, a soon to be fast-casual restaurant with Asian foods with a Spanish and American influence.

HOURS

What are the proposed hours for the outdoor dining?

11AM -10PM Sunday-Thursday
11 AM- 2AM Friday-Saturday

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.

Yes, the outdoor seating will be located on private property. Plans will be attached to this 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?

20 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?

NO alcohol service is proposed.

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.

SUP # _____

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: 0

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

4. If delivery service is proposed, how many vehicles do you anticipate? _____

   Will delivery drivers use their own vehicles? Yes ☐ No ☐

   Where will delivery vehicles be parked when not in use?

   _____

TRASH ENCLOSURE

BICYCLE RACK

STAINLESS STEEL BOLARDS

1 / 001.1 PROPOSED SITE LAYOUT PLAN

1/4" = 1'-0"

B: 4"Dia x36"H STAINLESS STEEL BOLLARD

0' 2' 4' 8'

Revised 6.17.25

P: 703-403-6175

BUILDIX

6307 Barcroft Mews Dr
Falls Church VA 22041
E: buildix@gmail.com

MEP

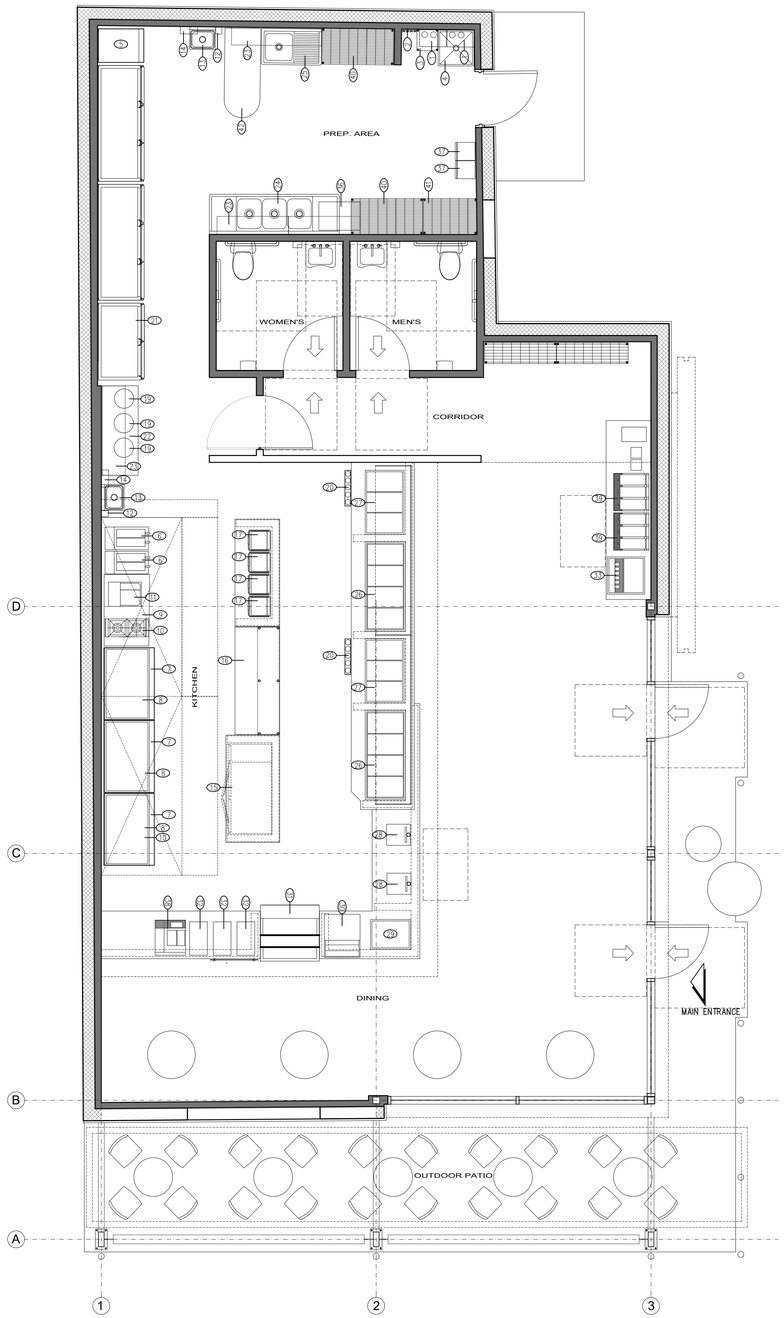
FLAVOR HIVE
3314 JEFFERSON DAVIS HWY
ALEXANDRIA, VA 22305

REVISIONS:
1 COUNTY COMMENTS 06-16-2025
2 COUNTY COMMENTS 06-17-2025

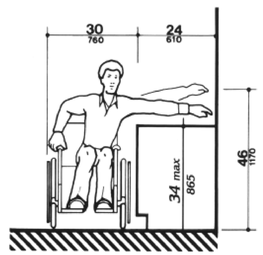
DATE:	MAY 05, 2025
PROJECT NO:	0525-26
DRAWN BY:	HM
CHECKED BY:	RN

001.1

PROPOSED SITE LAYOUT



1 004 SEATING & EQUIPMENT PLAN
1/4" = 1'-0"



A SERVICE COUNTER MIN 36" WIDE/ MAX 2'-10" A.F.F. ADA COMPLIANT WITH 7.2(1), ADAAG.

B 2A-10BC FIRE EXTINGUISHER FINAL LOCATION AND NUMBER OF UNITS PER LOCAL CODE.

WALL LEGEND:

EXISTING WALLS TO REMAIN.

NEW FRAMED WALLS.

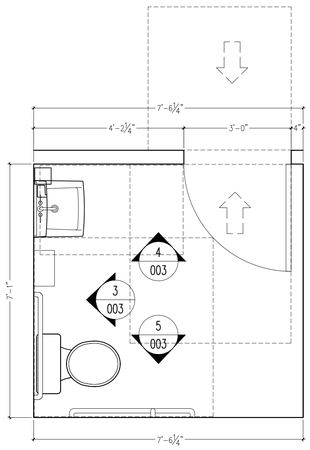
EXISTING 2 HR FIRE RATED WALL

EQUIPMENT SCHEDULE

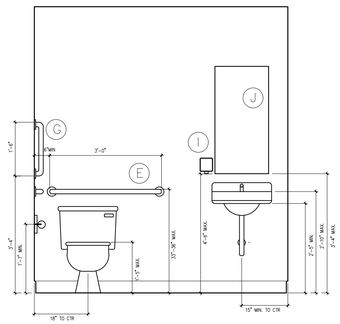
#	TYPE	QTY	MANUF. / MODEL #	WIDTH	DEPTH	HEIGHT	VOLTS	AMPS	GAS	CONNECTION & REGULATOR
1	TANKLESS WATER HEATER	2	A.O.SMITH / ATI-540H-N	17-3/4"	11-1/4"	23-5/8"	120/60/1	0.74	199 MBH	3/4"
2	MOP HOLDER	1	ULINE/ H-6089	20"	3"	2"				
3	WIRE SHELVING UNIT FOR STORAGE OF POISONOUS OR TOXIC MATERIALS	1	CENTRAL / C1414-CP07	14"	14"	30"				
4	MOP SINK	1	JOHN BOOS / EMS-2016-6	24-5/8"	19-1/8"	10"	–	–	–	–
5	ICE MAKER	1	HOSHIKAZI / KM350 MAJ	22"	27 3/8"	54.5"	120/60/1	9.0		
6	DEEP FRYER	2	VULCAN / LG300	15.5"	29.5"	46"			90.000 BTU/H	3/4"
7	REFRIGERATED CHEF BASE	3	TRUE/ TRCB-48-HC	48-3/8"	32-1/8"	20-1/2"	115/60/1	2.4		
8	48" GRIDDLE	3	VULCAN / VCRG-48T	48"	27"	16"	–	–	100,000BTU/H	3/4"
9	WORK TABLE	1	REGENCY / 600T3048G	48"	30"	35-3/4"	–	–	–	–
10	2 BURNER HOT TOP	1	VULCAN / VCRH12-QS PLATINUM	12"	24"	35-3/4"			50,000BTU/H	3/4"
11	HOLDING STATION	1	HATCO / GRFHS-21	23"	28"	22.5"	120/60/1	10.0		
12	SOAP DISPENSER	3	BOBRICK / B-2111	4-3/4"	3-1/2"	8-1/8"	–	–	–	–
13	HAND SINK	3	JOHN BOOS / PBHS0909-SSLP	12"	14"	10"	–	–	–	–
14	TOWEL DISPENSER	3	BOBRICK / B-262	10-3/4"	4"	14"			–	–
15	REACH-IN REFRIGERATOR	2	BEVERAGE AIR / HR3HC-1S	78"	34"	87"	115/60/1	6.0		
16	WORK TABLE W/ OVERSHELF	3	REGENCY / 600TE3072-DS	72"	30"	66"	115/60/1	12.9		
17	PANINI MACHINE	4	WARING / WFB-275	13.7"	20.1"	25"	115/60/1	15.0		
18	SINGLE DECK OVEN	1	CPG / FGC-100-N VENTLESS	38"	42"	57"	120/60/1	5.9	54,000BTU/H	3/4"
19	RICE COOKER	2	AVANTCO / RCSB90	21.5"	21.5"	18"	240/60/1	10.4		
20	24" SPEED RAIL	2	ADVANCE TABCO /. KB-2	4 1/8"	24"	6 1/2"				
21	REACH-IN FREZER	1	TRUE/ T-49F-HC	52-5/8"	29-1/2"	78-1/8"	115/60/1	9.0	–	–
22	WORK TABLE	2	REGENCY / 600T3060G	60"	30"	35-3/4"	–	–	–	–
23	WALL SHELVING SYSTEM	4	JOHN BOOS / BHS-1672-16/304	72"	16"	8"				
24	3 COMP. SINK	1	ADVANCE TABCO / 94-3-54-18RL	93"	29-1/2"	43"	–	–	–	–
25	VEGETABLE SINK	1	JOHN BOOS / 1B-1DB B SERIES	40"	23.5"	35-1/4"	–	–	–	–
26	4 PAN HOT WELL	3	DELFIELD / N8859	59.5"	25"	21.8"	115/60/1	22.0	–	–
27	3 PAN COLD WELL	3	DELFIELD / N8143BP	43.5"	25"	21.8"	115/60/1	3.1	–	–
28	CASH REGISTER	2	BY OWNER						–	–
29	ICE BIN FOR DRINKS	1	HATCO / IWB-S1	27"	18.9"	12"			–	–
30	DRY COUNTER DISPLAY	1	FEDERAL / CH2428SSD	24"	29.7"	25.1"	115/60/1	7.2	–	–
31	GELATO DISPLAY CASE	1	OSCARTEK / CLASSIC CG1000	39.5"	37.7"	52"	220/60/1	5.0	–	–
32	ICE CREAM BLENDER	3	SANISERV / MODEL 407	14"	25.4"	23.7"	115/60/1	15.0	–	–
33	SODA MACHINE	2	BY SODA SUPPLIER (COCACOLA COMP.)						–	–
34	TRASH CAN	2	BY OWNER						–	–
35	MERCHANDISER DISPLAY	1	CUSTOM CASEWORK						–	–
36	GREASE INTERCEPTOR	1	DORMONT / WD-AH-50	32"	22"	21"			–	–
37	EMPLOYEES LOCKER	2	WIN-HOLT / WL-11	12"	12"	78"			–	–
38	ESPRESSO MACHINE	1	THERMOPLAN / CTS	20.4"	23.6"	27"	240/60/1	32.0	–	–
39	BEVERAGE DISPENSER	2	NARVON / 378RBD5G3	26-3/16"	23-5/8"	33-1/2"	115/60/1	2.7	–	–
40	WIRE SHELVING SYSTEM	2	REGENCY / 460EC2448K74	48"	24"	74"			–	–
41	WIRE SHELVING SYSTEM	1	REGENCY / 460EC2436K74	36"	24"	74"			–	–
42	WORK TABLE	1	CUSTOM MADE	72"	24"	35-3/4"			–	–

FIXTURES AND ACCESSORIES SCHEDULE

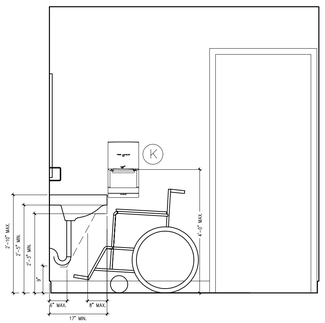
#	DESCRIPTION	MANUFACTURER	STYLE/MODEL NO.	SIZE (WXDXH)	FINISH	LOCATION	NOTES
A	SINK	KOHLER	K-1999-4-0 BRENHAM WALL-MOUNT LAVATORY	19 3/4" x 21 13/16" x 14 1/16"	WHITE	RESTROOMS	–
B	FAUCET	SLOAN	ETF-600	–	POLISHED CHROME	RESTROOMS	1 PER SINK
C	TOILET	SLOAN	WET 2000.1401-1.28 G2 CODE: 20001401 TOILET SEAT: BEMIS 1955 CT	SEE CUT-SHEET	VITREOUS CHINA / WHITE	RESTROOMS	WITH MANUAL FLUSHOMETER
D	TOILET PAPER DISPENSER	BOBRICK	B-2888 SURFACE MTD. MULTI-ROLL TOILET TISSUE DISPENSER	6 1/16" x 5 15/16" x 11"	SATIN FINISH	RESTROOMS	1 PER TOILET
E	REAR GRAB BAR	BOBRICK	B-6806-36 1 1/2" DIA. SST GRAB BAR WITH SNAP FLANGE	36" LONG	SATIN FINISH	RESTROOMS	1 PER TOILET
F	SIDE GRAB BAR	BOBRICK	B-6806-42 1 1/2" DIA. SST GRAB BAR WITH SNAP FLANGE	42" LONG	SATIN FINISH	RESTROOMS	1 PER TOILET
G	VERTICAL GRAB BAR	BOBRICK	B-6806-18 1 1/2" DIA. SST GRAB BAR WITH SNAP FLANGE	18" LONG	SATIN FINISH	RESTROOMS	1 PER TOILET
H	MEN'S & WOMEN'S RESTROOM SIGN	WWW.COMPLIANCESIGNS.COM	RRE-125_-145 PAIRED SET WHITE ON BLACK	9" x 6"	WHITE TEXT ON BLACK	RESTROOMS	(1) MEN'S SIGN & (1) WOMEN'S SIGN PER RESTROOM. MT. AT 5'-0" AFF ON CENTER OF RESTROOM DOOR
I	SOAP DISPENSER	BOBRICK	B-4063 CONTURA SERIES RECESSED SOAP DISPENSER	7 1/4" x 6 3/8"	SATIN FINISH	RESTROOMS	ROUGH WALL OPENING 5 7/8" x 5 1/2" x 4" MINIMUM RECESSED DEPTH
J	MIRROR	BOBRICK	B-293 1630 ADA FIXED TILT MIRROR	16" x 30"	SSTL	RESTROOMS	1 PER SINK
K	HAND DRYER	TOTO	CLEAN-DRY / MODEL 885-X75	11 3/4"x 6 1/16"x12 1/16"	WHITE	RESTROOMS	MOUNT AT 45" AFF.



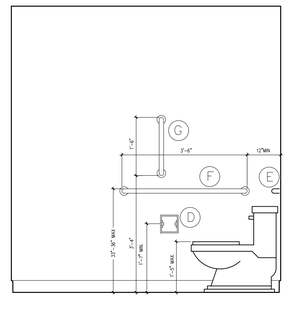
2 003 RESTROOM FLOOR PLAN
1/2" = 1'-0"



3 003 RESTROOM ELEVATION
1/2" = 1'-0"



4 003 RESTROOM ELEVATION
1/2" = 1'-0"



5 003 RESTROOM ELEVATION
1/2" = 1'-0"

0' 2' 4' 8'

P: 703-403-6175

BUILDIX
Interior · Furniture · Design
Design · Build Company

6307 Barcroft Mews Dr
Falls Church VA 22041
E: buildix@gmail.com

MEP

FLAVOR HIVE
3314 JEFFERSON DAVIS HWY
ALEXANDRIA, VA 22305

REVISIONS:

DATE:	MAY 05, 2025
PROJECT NO:	0525-26
DRAWN BY:	HM
CHECKED BY:	RN

004

EQUIPMENT & SEATING PLAN

BUILDIX

Architecture Interior - Furniture - Design Construction Design - Build Company

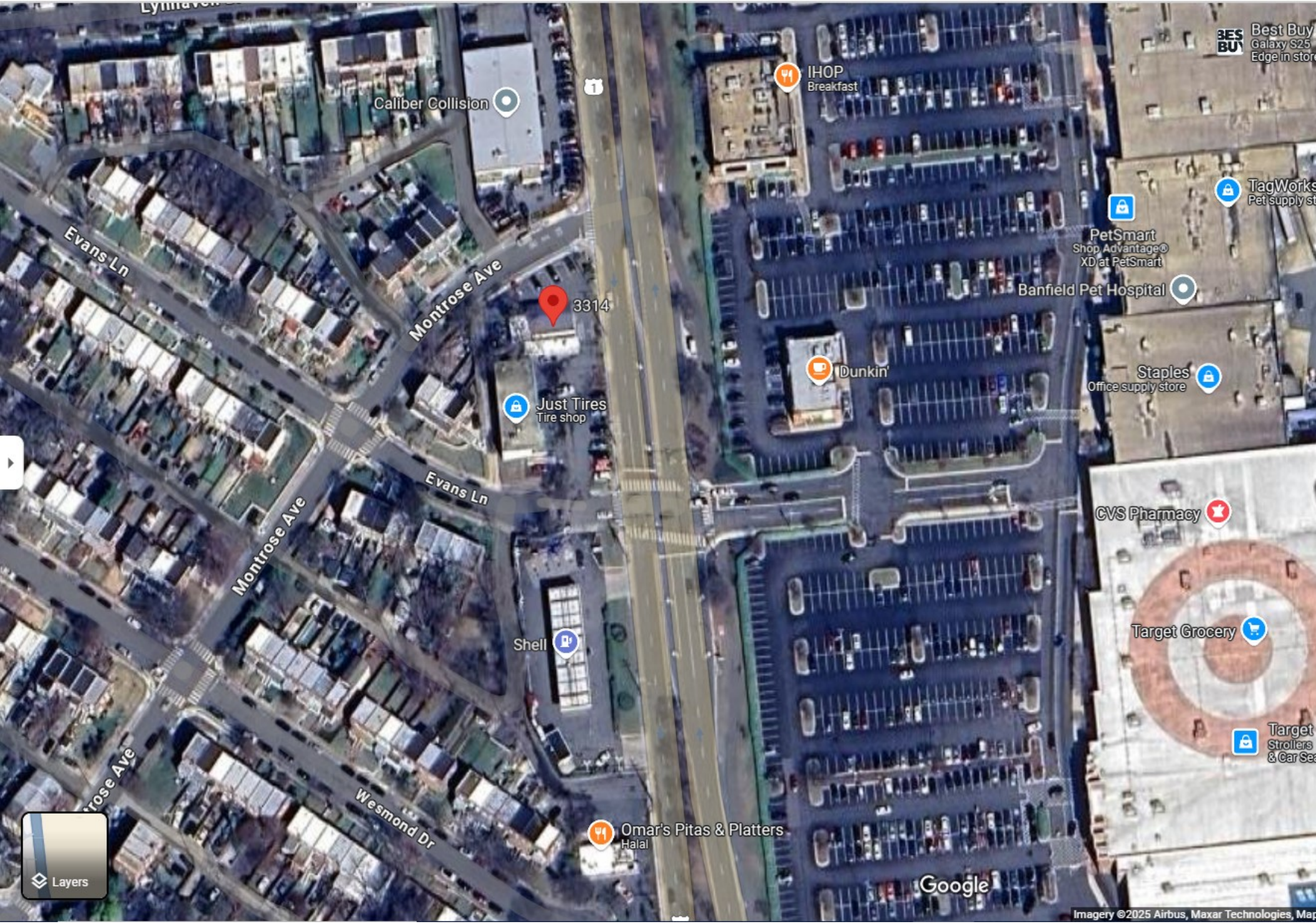
FLAVOR HIVE ALEXANDRIA

3314 JEFFERSON DAVIS HIGHWAY ALEXANDRIA, VA 22554

EXTERIOR 3D RENDERING

REVISED: FEB. 22, 2025

A-1


Caliber Collision
IHOP
Breakfast
Best Buy
Galaxy S25
Edge in stor
TagWorks
Pet supply st
PetSmart
Shop Advantage®
XD at PetSmart
Banfield Pet Hospital
Evans Ln
Montrose Ave
3314
Dunkin'
Staples
Office supply store
Just Tires
Tire shop
Evans Ln
CVS Pharmacy
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Target Grocery
Shell
Target
Strollers
& Car Se
Wesmond Dr
Omar's Pitas & Platters
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