



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: 1229 King Street (Parcel Address: 1225 King Street)

ZONE: KR

TAX MAP REFERENCE: 064.03-0E-04

APPLICANT'S INFORMATION:

Applicant: JDAcai Alexandria LLC

Business/Trade Name: Playa Bowls

Address: 19016 Abbey Manor Drive Brookville, MD 20833

Phone: (303) 946-2053

Email: dave.eynon@gmail.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

Restaurant

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 1229 King Street, Alexandria VA 22314 (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: LH Investment Properties LLC
c/o Seaport Properties

Phone: (703) 519-0951

Address: 313 S Washington Street
Alexandria, VA 22314

Email: cheryl@seaport-properties.com

Signature:

Cheryl M. Murr, Agent

Date:

9/15/23

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: Tenant/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.

Dave Eynon 19016 Abbey Manor Drive, Brookeville MD - 50%

Jeff Giuliani 401 Murray Lane NE, Vienna VA - 50%

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:

This will be a quick serve restaurant that prepares and sells fruitbowls, oatmeal bowls, smoothies, and juices for takeout and pickup.

Playa Bowls provides healthy options with an emphasis on fresh, high-quality superfruits and ingredients.

3. Please describe the proposed hours of operation:

Days 7 Hours 8AM-8PM

Daily Monday - Sunday

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).

Expected 100-500 customers per day depending on the time of year with the bulk of the customers coming around the lunch time hour.

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

2 - 8 employees per shift, with more staff during peak hours.

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

Standard and compact spaces

Handicapped accessible spaces

Other Street / Public Parking

B. Please give the number of:

Parking spaces on-site 0

Parking spaces off-site 0

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

Street / Public Parking

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

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

0

B. Where are off-street loading spaces located?

Curbside loading on King Street

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

Early morning. 5AM -8AM

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

3-4 times per week before scheduled opening.

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?

1,526 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

Christine Ziobro-Rogers/GRA Design Studio

Signature

Christine Ziobro-Rogers

Date 9/16/25

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: 239 US Hwy 22, Suite 301, Green Brook NJ 08812

Phone: (908) 963-6406

Email: christine@gralpharchitect.com

Fax: N/A



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



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? N/A

Will delivery drivers use their own vehicles?

Yes

☐

No

☐

N/A

Where will delivery vehicles be parked when not in use?

N/A

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

- 1.** To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
- 2.** To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
- 3.** To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

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:

0	Maximum number of patron dining seats
+	0 Maximum number of patron bar seats
+	20 Maximum number of standing patrons
=	20 Maximum number of patrons

2. 4 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

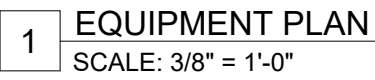
4. Alcohol Consumption (check one) N/A - NO ALCOHOL
 - ☐ High ratio of alcohol to food
 - ☐ Balance between alcohol and food
 - ☐ Low ratio of alcohol to food

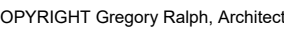
An aerial photograph of a residential neighborhood. The image shows a grid of streets with various houses and buildings. A red rectangular box is drawn over a specific property in the center-left area, which appears to be a two-story house with a light-colored roof. The surrounding area includes other houses, trees, and parking lots. A thin black line extends from the top right corner towards the red box.

EQUIPMENT SCHEDULE					
Type Mark	Count	Description	Manufacturer	Model	Comments
2	1	MEGA TOP SANDWICH UNIT / SALAD PREPERATION REFRIGERATOR	BLUE AIR FSE LLC	BLMT60-HC	VOLTAGE: 115 / 60 / 1 AMPS: 4.9
3	1	REACH-IN REFRIGERATOR 3 DOOR	BLUE AIR FSE LLC	BSR72T-HC	VOLTAGE: 115 / 60 / 1 AMPS: 6.3
3B	1	REACH-IN REFRIGERATOR 1 DOOR	BLUE AIR FSE LLC	BSR23T-HC	VOLTAGE: 115 / 60 / 1 AMPS: 3
4	1	REACH-IN FREEZER 2 DOOR	BLUE AIR FSE LLC	BSF49T-HC	VOLTAGE: 115 / 60 / 1 AMPS: 6.8
4A	1	REACH-IN FREEZER 3 DOOR	BLUE AIR FSE LLC	BSF72T-HC	VOLTAGE: 115 / 60 / 1 AMPS: 6.3
5	1	3 COMPARTMENT SINK	NBR EQUIPMENT	3SS-182414LR24	
6	1	1 COMPARTMENT SINK	NBR EQUIPMENT	1SG-182414LR24	
7	1	REFRIGERATED WORK TOP	BLUE AIR FSE LLC	BLUR48-WT-HC	VOLTAGE: 115 / 60 / 1 AMPS: 3.9
8	1	WORKTOP FREEZER 2 DOOR	BLUE AIR FSE LLC	BLUF48-WT-HC	VOLTAGE: 115 / 60 / 1 AMPS: 9
9	1	4 DRAWER WORKTOP FREEZER	BEVERAGE AIR	WTFD48AHC-4	VOLTAGE: 115 / 60 / 1 AMPS: 7
10A	1	WORK TABLE STAINLES STEEL (36WX30D)	NBR EQUIPMENT	TG-3630-X	
10B	1	WORK TABLE STAINLES STEEL (24WX30D)	NBR EQUIPMENT	TG-F2430	
11	2	HAND SINK	NBR EQUIPMENT	HS2-D2-S	
13	1	ICE MAKER WITH BIN, CUBE STYLE	BLUE AIR FSE LLC	BLUI-100A	VOLTAGE: 115 / 60 / 1 AMPS: 5.2
14	1	50" TV W/ SWING MOUNT FOR PLAYA PROMOTIONS	SAMSUNG	SAMSUNG TV	
14A	1	50" TV W/ SWING MOUNT FOR ENTERTAINMENT	SAMSUNG	SAMSUNG TV	
15	1	OPEN AIR MERCHANDISER	OJEDA	ALPA 77HC	VOLTAGE: 120 / 60 / 1 AMPS: 11
16	1	STORE SHELVING	QUANTUM	SHELVING	
17	1	MOP SINK	CUSTOM	63M	
18	5	SLIM LINE TRASH CAN / CONTAINER COMMERCIAL	CUSTOM	8322	
21	1	GRANOLA CRATE	CUSTOM	CRATE	
22A	2	COMMERCIAL BLENDER	VITAMIX	5201	VOLTAGE: 120 / 60 / 1 AMPS: 15
22B	2	COMMERCIAL BLENDER (QUEIT)	VITAMIX	36019	VOLTAGE: 120 / 60 / 1 AMPS: 15
23	1	CUTTING BOARD	WINCO	CBRD-1218	
25	1	ICE CREAM MERCHANDISER	EXCELLENCE COMMERCIAL PRODUCTS	HB-17HCD	VOLTAGE: 115 / 60 / 1 AMPS: 2
26	1	FREEZER MERCHANDISER	BLUE AIR FSE LLC	BGF23B-HC	VOLTAGE: 115 / 60 / 1 AMPS: 6.3

<u>FURNITURE SCHEDULE</u>						
TAG	DESCRIPTION	SOURCE	PRODUCT NO.	NAME	COLOR/ FINISH	COMMENTS
<u>FURNITURE</u>						
TT-1	2'X2' TABLE TOP	DOUG RELLA		RECLAIMED BOAT WOOD TABLE		CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238 84" L x 20 3/4" W, 2X PAINTED
TT-2	PAINTED PINE SURFBOARD TABLE TOP	DOUG RELLA		SURF BOARD TABLE	CLEAR EPOXY	CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238 84" L x 20 3/4" W, 2X PAINTED
TB-1	LOW TABLE BASE	DOUG RELLA		-		CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238 84" L x 20 3/4" W, 2X PAINTED
TB-2	HIGH TABLE BASE	DOUG RELLA		-		CONTACT DOUG RELLA AT RELLA WOODWORKS (732) 948-8238 84" L x 20 3/4" W, 2X PAINTED
CH-1	LOW CHAIR	CONTACT CORPORATE		-		CONTACT CORPORATE
CH-2	HIGH STOOL	CONTACT CORPORATE		-	BLUE WHITE	CONTACT CORPORATE

SIGNAGE SCHEDULE			
NAME	SOURCE	SIZE	COMMENTS
OUR STORY SIGN			
DISPLAY BOARDS			2' X 4' CHALK BOARD
PINEAPPLE LAND SIGN			3'-3" X 5'-10" PLYWOOD SIGN W/ 1X2 HEMLOCK WOOD TRIM REFER TOP A-400 FOR DETAILS
MENU BOARD			6' X 8' BOARD
WAVE SIGN			2' X 4' SIGN W/ CORRUGATED GLASS





Gregory Ralph
VIRGINIA

LICENSE #:	0401019363
EXPIRATION:	07/31/2027

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAW OF THE THIS STATE.

RELEASE TYPE:	
EXISTING CONDITIONS	
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
FULL RELEASE	

ISSUED TO:

[illegible]

DESIGNED BY:	JG	DRAWN BY:	JG
CHECKED BY:	JG	APPROVED BY:	JG
PROJECT #:		STQ-1364-0825	

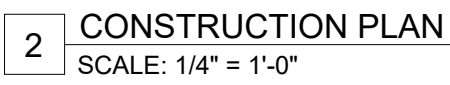
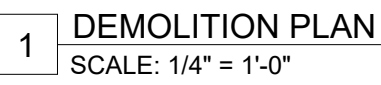
PROJECT:
**PLAYA BOWLS
ALEXANDRIA, VA**

1229 KING STREET
ALEXANDRIA, VA 22314

SCALE: 1/4" = 1'-0"

DRAWING TITLE:

**DEMOLITION AND
CONSTRUCTION
PLANS**

SHEET: **BG-3**

PROJECT LOCATION – 1229 King Street, Alexandria, VA

