



Docket Item #12

Master Plan Amendment #2014-0007

Rezoning #2014-0005

Special Use Permit #2014-0079

329 North Washington Street – La Bergerie

Application	General Data	
Project Name: La Bergerie	Planning Commission Hearing:	October 7, 2014
	City Council Hearing:	October 18, 2014
Address: 329 North Washington Street	Zone:	RM / Townhouse zone (<i>Existing</i>) CD / Commercial Downtown (<i>Proposed</i>)
Applicant: Janow LLC d/b/a La Bergerie by M. Catharine Puskar, attorney	Small Area Plan:	Old Town

Purpose of Application
Consideration of a request for a Master Plan Amendment, a map amendment (rezoning), and request for a Special Use Permit to operate a restaurant and hotel, for a parking reduction, and for shared parking.
Amendments / Special Use Permits Requested
<ol style="list-style-type: none"> 1. Amendment Old Town Small Area Plan Chapter of the Master Plan to amend Land Use Map #25 from RM / Townhouse to CD / Commercial Downtown; 2. Map Amendment (rezoning) to amend site from RM / Townhouse to CD / Commercial Downtown; 3. Special Use Permit to operate a hotel and restaurant; 4. Special Use Permit for a parking reduction to reduce the required number of spaces (during daytime hours) and to allow three on-site spaces to be compact in size and to have a “tandem” configuration; and 5. Special Use Permit for shared parking.

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 7, 2014:

Master Plan Amendment #2014-0003:

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to adopt the Master Plan Amendment #2014-0007 resolution, as revised to reference the proffer from the applicant in the new zoning map land-use designation, to amend the Old Town Small Area Plan to change the land use designation from RM / Townhouse to CD / Commercial Downtown with Proffer. The motion carried on a vote of 7-0.

Reason: The Planning Commission found that the amendment was consistent with the intent of the Old Town Small Area Plan.

Rezoning #2014-0003:

On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Rezoning #2014-0005, to change the zoning designation of the property from RM / Townhouse to CD / Commercial Downtown with Proffer. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission found that the proposed rezoning was consistent with the rezoning criteria as adopted by City Council. The Commission believed that the applicant's recent proffer statement, in which it offered a maximum FAR of 1.5 for residential and non-residential uses at the property and maintains a requirement of open and useable space at the property in an amount equal to 35% of the lot area, addressed its concerns about the potential for additional development at the site in the future in connection with the requested rezoning to CD and would help protect the historic building at the site.

Special Use Permit #2014-0079:

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to remove Condition #14 requiring valet parking and to amend Condition #24. That motion carried on a vote of 6 to 1, with Chairman Wagner voting against.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2014-0079 with the deletion of Conditions #12 and #14 and an amendment to Condition #24 and subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission largely agreed with the staff analysis and determined that the restaurant and hotel proposal was appropriate in this location, subject to amended conditions of approval. The Commission believed that valet parking (Condition #14) should not be required given the proximity of the off-site parking spaces to the proposed restaurant and hotel. Commissioners also noted that valet parking could be added at a later date if problems arise. The Commission agreed with the applicant's request to remove Condition #12 regarding a special staff-level review of future exterior site changes. The Commission amended Condition

#24 to require a six-month review instead of a one-year review and to specifically note that if parking and acoustical music problems are identified, they should be included among the reasons the Director may determine a full-hearing review would be necessary.

Speakers:

M. Catharine Puskar, attorney representing the applicant, spoke in support of the request. She noted her October 6th letter to the Commission requesting the deletion of conditions requiring valet parking and a second review of future exterior changes. She cited the applicant's efforts in finding additional parking spaces in response to parking concerns. She also discussed details of the proffer statement offered by the current property owner to limit FAR and require open and usable space in order to help preserve the historic building. She stated that North Washington Street is primarily a commercial corridor, and expressed her belief that neighborhood concerns are more related to the use, which are addressed through Special Use Permit and its conditions, than to the rezoning. She reiterated that the applicant has an excellent track record with restaurants in Alexandria.

Margaret Ticer Janowsky, applicant, spoke in support of the proposal. She noted her strong and long-standing connection to, and support of, the Alexandria community.

Laurent Janowsky, applicant, spoke in support of the request and noted the history of La Bergerie and his ownership of restaurants in Alexandria.

Elizabeth Gossart, Queen Street, asked the Commission to deny the request and noted that many other commercially-zoned sites exist in the City to which the business could relocate.

Leander Wick, North Columbus Street, expressed opposition to the request. He noted blind spots in the alley used to access the parking lot at 424 North Washington Street and raised environmental and quality of life concerns for residents living near that off-site parking area proposed for the business.

Jon Rosenbaum, North Saint Asaph Street, strongly opposed the request. He stated that the historic preservation of Princess Street is as important today as it was in 1997, when a rezoning staff report for an immediately adjacent property suggested that rezoning requests in the vicinity should be minimized.

Bruno Mahlmann, Princess Street, stated that another restaurant and hotel is not needed in this area and stressed that the property should remain residential.

Cathleen Curtain, Princess Street, asked the Commission to deny the request. She noted that the proposal has no support within the neighborhood and stated that the area doesn't need additional commercial activity.

Lorne Craner, Princess Street, opposed the request. He objected to the characterization of the subject section of North Washington Street as a "dead zone" and stated that parking was not adequately addressed.

Janet Barnett, Old Town Business and Professional Association, spoke in support of the request. She noted that the proposal would bring life to this area of North Washington Street.

Tim Clancy, North Saint Asaph Street, noted the close proximity of the use to his property and agreed with the statements made in the 1997 rezoning staff report for the property immediately adjacent to the subject site.

Francis J. Duggan, Lee Mews Homeowners Association, spoke against the proposal. He noted the proximity of his 20-unit community to the site and stated that the proposal would negatively impact the quality of life of nearby residences. He also cited the potential for excessive noise from special events such as weddings.

Elaine Johnston, Alexandria Historic Foundation, expressed a preference for the site to remain residential. She expressed concern that the proposal would jeopardize the historic site and asked the Commission to consider requiring the applicant to agree to a historic easement on the property as noted in the Foundation's letter to the Commission.

Shirley Rettig, Princess Street, expressed concern about the proposal, particularly regarding excessive noises, and noted that supporters of the proposal do not live in the neighborhood.

Brian Johnson, North Saint Asaph Street, spoke against the request. He expressed concerns about the cobblestone street and about the lack of parking in the area and in redevelopment projects approved in the area in recent decades.

Kathryn Papp, Cameron Street, asked the Commission to look more closely at the important group of large, historic and rare residential properties on North Washington Street and believed that a master plan study should be conducted in this area.

Van Van Fleet, Old Town Civic Association, expressed serious reservations about the proposal. He raised concerns about parking and what could happen at the property in the future under different ownership and asked the Commission to consider historic easements at the site. He stated that the proposal offered little benefit to neighbors.

Richard Muller, Princess Street, expressed support for the proposal and noted that he lives immediately next-door to the site.

Jennifer Warren, North Royal Street, expressed concern about parking for the use. She stated that, although appreciative of the additional parking requirements recommended in the staff report, valet parking should be required every day and should not be potentially removed after six months.

Ron Rigby, North Pitt Street, spoke in opposition to the request. He disagreed with the staff approach in the case, expressed disappointment regarding outreach efforts and questioned whether the application was submitted prior to the deadline for inclusion on the October docket.

Hazel Rigby, North Pitt Street, spoke against the request. She noted her observations from living in the neighborhood for many years and stated that the request would change the character of the neighborhood.

Faye Padgett, North Saint Asaph Street, stated that the proposal was not realistic regarding parking impacts and that the parking impact from new residential developments in the area was not acknowledged.

Carolyn L. Merck, North Royal Street, spoke in opposition to the request and cited negative parking impacts from the use. She stated that the Old Town Small Area Plan does not call for the requested rezoning but instead acknowledges the presence and importance of residential uses. She stated that North Washington Street should not be a wholly commercial thoroughfare.

John G. Kester, North Saint Asaph Street, expressed concern about the proposal and stated that he bought his property with the understanding that the subject site would be residential. He also questioned whether noticing requirements were met in this case.

Mark D. Betts, business owner, spoke in support of the request. He noted the importance of the applicant having operated two restaurants in the City for years and without complaints.

Billie Schaeffer, North Saint Asaph Street, presented photographs to the Commission showing residences on North Washington Street that were demolished many years ago and discussed the importance of preserving historic homes on the street. She expressed concern about future uses on the site.

John Williams, North Saint Asaph Street, spoke in opposition to the request. He cited parking and odor concerns and believed that valet parking would not be feasible in this location. He stated that residential areas should be preserved.

Val P. Hawkins, Alexandria Economic Development Partnership, spoke in support of the request. He noted that the recommended conditions of approval in the report would mitigate potential concerns.

Melody Fennel, North Pitt Street, spoke in opposition to the request on behalf of two neighbors. She expressed concern regarding odors, noise, lack of parking and truck deliveries.

William Cromley, North Columbus Street, spoke in support of the request. He stated that North Washington Street is clearly commercial and noted that Old Town has historically included a mix of uses. He also stated that the parking lot at 424 North Washington only offers one way in and out and therefore is not ideal for shared parking.

Tom Kaiden, Alexandria Convention and Visitors Association, spoke in support of the request and referred to the Association's letter to the Commission.

Anne Canfield, Oronoco Street, expressed her strong support for the request. She stated that it would enhance the Old Town experience for visitors and residences and would preserve the historic nature of the building.

Mark Kington, Oronoco Street, asked the Commission to reject the request. He stated that many of other locations exist in Alexandria for the use and believed that the rezoning would negatively affect property values.



**MPA #2014-0007, REZ #2014-0005, &
SUP #2014-0079
329 North Washington Street**



I. DISCUSSION

The applicant, Janow LLC d/b/a La Bergerie by M. Catharine Puskar, attorney, requests approval of a Master Plan Amendment, Rezoning, and Special Use Permit to operate a hotel and restaurant with a parking reduction and shared parking at 329 North Washington Street.

SITE DESCRIPTION

The subject property is one lot with approximately 72 feet of frontage on North Washington Street, approximately 123 feet of frontage on Princess Street, and a total lot area of 8,907 square feet. It is improved with a three and one-half story, historic structure built in approximately 1823 and 1833 and a two-story accessory structure built in 2006.



The property is surrounded by a mix of commercial and residential uses. Townhouse and single-family residential uses are located to the north and to the east.

An office building and the mixed-use Brockett Square condominium are located to the south. Additional commercial uses, including Wells Fargo Bank and several professional offices, are located to the west across North Washington Street and farther to the north.

SITE BACKGROUND

The property appears to have been used exclusively as a residence for its first 100 years. Starting in the 1930s, the first floor included a doctor's office which continued in operation until approximately the 1980s, and the doctor maintained a residence on the upper floors. The property continued to function as a residence for the doctor's family until approximately 1999 and was purchased by current property owner in 2004. The owner has sought to sell the property as a residence for approximately two years without success.

The Old & Historic Alexandria Board of Architectural Review has approved various changes to the property since 1999, including a Certificate of Appropriateness (BAR#2005-0283) in December 2005 to construct the two-story accessory structure and after-the-fact window approval in 2008 (BAR#2008-0250). The Board of Zoning Appeals also approved a variance to allow a curb cut on Princess Street in 2002. During a recent site visit, staff determined that the accessory building appeared to contain a second dwelling unit not approved by Planning & Zoning.

In 1997, City Council approved MPA#97-0003 / REZ#97-0003 to rezone the property at 323 North Washington Street, immediately to the south of the subject site, from RM / Townhouse to CD / Commercial Downtown.

APPLICANT BACKGROUND

The applicant has operated La Bergerie since 2000 and would relocate the business from 218 North Lee Street, in the Crilley Warehouse a few blocks from the subject site, if the current request is approved. The existing 148-seat restaurant, which first started in the mid-1970s under different ownership, is grandfathered as to the need for Special Use Permit approval. The applicant opened a second restaurant, Del Ray Café, on East Howell Avenue in 2011 following Administrative SUP approval. Staff has received no complaints about either business under this applicant's ownership.

PROPOSAL

The applicant proposes to relocate and expand its existing fine-dining restaurant serving French cuisine and add a new five-room inn at this location. The inn/hotel rooms would be located on the second and third levels of the main building. The restaurant would operate on the ground and basement levels of the main building, as well as within the two-story accessory structure (carriage house). Outdoor dining would be offered in patio areas between the main and accessory structures. The total number of seats expected to be offered at the restaurant would be 153, and the restaurant would operate between the hours of 8 a.m. and 11 p.m. daily. It would offer live entertainment both inside and outside, including during expected special events such as birthday parties and weddings. On-premises alcohol, and off-premises alcohol sales likely in the form of wine bottles for restaurant customers, is proposed. Additional details regarding the applicant's operation are as follows:

Hours of Operation: 8 a.m. – 11 p.m. daily (restaurant)
 24 hours/day (hotel)

Restaurant Seats: 54 main dining room seats
 10 main lounge/lobby seats
 11 bar seats in carriage house
 + 26 banquet seats at carriage house
 101 indoor seats
 40 outdoor dining seats
 + 12 outdoor lounge seats
 153 total restaurant seats

Type of Service: Dine-in service only

Delivery: No delivery of food to customers is proposed

Alcohol: On and off-premises alcohol service

Live Entertainment: Limited live entertainment both inside and outside. Outside entertainment would be acoustic only.

Employees: 15-23 employees are typically expected at any one time depending on time of day (not including overnight hours).

Loading/Unloading: New, dedicated loading/unloading zone on North Washington Street would accommodate both supply deliveries and hotel guests except during the hours of 7 a.m. – 9 a.m. when the lane is reserved for HOV use.

Noise: Noise levels are expected to be in compliance with City’s Noise Ordinance

Odors: No odors are expected from the business

Trash/Litter: Trash will be stored in an indoor facility and will be collected from bins approximately three times each week from North Washington Street.

ZONING

The property is currently located in the RM / Townhouse zone. It was rezoned from RC / Residence zone as part of the City-wide 1992 rezoning. Hotels and restaurants are not allowed in the RM zone; however, the applicant seeks to rezone the property to CD / Commercial Downtown. Sections 4-503(O) and (W) of the Zoning Ordinance allow hotels and restaurants in the CD zone only with Special Use Permit approval.

The table below outlines various requirements within the RM and CD zones and offers a comparison to existing site features, which are not expected to change under this proposal.

Total Site Area:	8,907 square feet		
Current Zone:	RM / Townhouse zone		
Current Use:	Residential		
Proposed Use:	Restaurant and Hotel (Commercial)		
	<i>Permitted/Required (RM)</i>	<i>Permitted/Required (CD)</i>	<i>Existing/ Proposed</i>
FAR:	1.5	1.5 2.5 (w/SUP)	0.82
Height:	35 feet / 45 feet (depending on roof slope)	50 feet	36 feet (estimated)
Open Space	35% (or amount existing in 1992)	None	42.5% (estimated)

MASTER PLAN DESIGNATION

The property is located the Old Town Small Area Plan chapter of the Master Plan which designates the property for residential uses. The applicant has applied for a Master Plan Amendment to re-designate the property as being located in the CD zone.

PARKING REQUIREMENTS

Pursuant to Section 8-200(A)(21) of the Zoning Ordinance, a hotel and restaurant located within Parking District #1 is required to provide 0.7 off-street parking spaces for every hotel guest room and one off-street parking space for every eight restaurant or meeting room seats. The proposal to operate a five-room hotel and 153-seat restaurant would therefore require a total of 24 off-street parking spaces. Outside of Parking District #1, one off-street parking space is required for each hotel guest room and one off-street parking space is required for every four restaurant seats, which would result in a requirement of 44 off-street spaces for the proposal if it were located elsewhere.

Pursuant to Section 8-200(D)(1) of the Zoning Ordinance, the parking spaces provided on-site must be standard-sized (nine feet wide by 18.5 feet long). The spaces may not be obstructed according to Section 8-200(D)(6), and shared parking arrangements require Special Use Permit approval according to Section 8-100(A)(6).

Pursuant to Section 8-200(B)(5) of the Zoning Ordinance, an off-street loading space is not required for the business because it is located within a building erected prior to 1963. The applicant plans to conduct supply loading/unloading activities from a new loading/unloading zone on North Washington Street except during the 7 a.m. – 9 a.m. rush hours.

PROVISION OF PARKING SPACES

Application Materials

In its application materials revised September 5th, the applicant stated it would partially satisfy its parking requirement in two ways. First, a total of six off-street parking spaces would have been available at all times. Three of the six parking spaces available at all times would be located on-site, while the remaining three spaces would have been made available at a location that had not been determined. Second, 30 spaces would be provided after 5 p.m. weeknights and all day on weekends at the Professional Insurance Agents National Association office building at 400 North Washington Street.

Recent Developments

The applicant subsequently obtained 14 additional off-street parking spaces on weeknights and weekends at 424 North Washington Street. The total number of off-site parking spaces on weeknights and all day on weekends increased to total of 44 (plus the three on-site spaces). It also agreed to staff's request to provide a total of eight off-site parking spaces instead of three, which brings the total number of spaces available for the use during the day to 11. The most likely location for these off-site, daytime parking spaces is the Tavern Square garage at 418 Cameron Street. In summary:

Weekday Parking Spaces

3 on-site, off-street spaces
3 off-site, off-street spaces (as of 9/5)
+ 5 off-site, off-street spaces (recent)
11 total off-street spaces

Night & Weekend Parking Spaces

3 on-site, off-street spaces
30 off-site, off-street spaces
+ 14 recent off-site, off-street spaces
47 total off-street spaces

Parking Reductions / Shared Parking

According to the September 5th application, a parking reduction of 18 spaces would have been necessary to meet the balance of the 24-space parking requirement on weekdays (*24 required at all times – 6 provided during daytime hours = 18-space deficit during daytime hours*). However, the recent addition of five off-street spaces during daytime hours results in an effective parking reduction request of 13 off-street parking spaces during daytime hours. (*24 required at all times – 11 provided during daytime hours = 13-space deficit during daytime hours*).

In addition to the 13-space reduction during the day, the applicant requests a parking reduction to allow the three on-site spaces available at all times to count toward its parking requirement despite dimensional and access deficiencies. These three parking spaces would be available at all times to the rear of the main dwelling and adjacent to the accessory structure. They would be compact-sized (eight feet wide by 16 feet long) rather than standard-sized (nine feet wide by 18.5 feet long) as required. They also would not be independently accessible as required but instead would have an arrangement similar to “tandem” parking such that at least one vehicle would need to move to allow the other two spaces to be reached.

Pursuant to Section 8-100(A)(6) of the Zoning Ordinance, SUP approval of a “shared parking arrangement” is necessary to allow the off-site parking spaces proposed in connection this request to be shared with the uses located on those properties.

II. STAFF ANALYSIS

Staff supports the applicant’s Master Plan Amendment, Rezoning, and Special Use Permit requests. Although residences are located in close proximity to the site, including immediately next-door, the proposal meets several goals of the Old Town Small Area Plan. The proposed new zoning for the property, CD / Commercial Downtown, is the zone for the properties located immediately adjacent to the site to the south and across the street. North Washington Street is primarily a commercial corridor. Although restaurant uses present some potential for neighborhood impacts, the inclusion of several conditions of approval in this report – including the recent addition of daytime parking spaces and the establishment of a valet parking service - should mitigate these impacts. Staff notes as well that the applicant has years of experience operating two restaurants in Alexandria with no recorded complaints.

A. Master Plan Amendment

Staff has reviewed the proposed Master Plan Amendment for compliance with the overall goals and objectives of the Old Town Small Area Plan. Although one goal of the Plan is that “areas presently used for residential purposes should remain residential,” this statement pertains to broader areas within the plan rather than individual residentially-used properties, including those located along a primarily commercial corridor. Ultimately, staff finds that the proposal is consistent with the following five specific goals:

- *Protect buildings and areas of historic and architectural value;*
- *Protect the appearance of Washington Street as the gateway to Old Town;*

- *Preserve existing open space areas including residential side and rear yards whenever practicable;*
- *Encourage the tourist potential of the historic and architectural aspects of Old Town;*
- *Retain the retail pattern along King Street and Washington Street. Encourage more neighborhood serving retail uses and discourage large-scale commercial buildings.*

Given that the applicant proposes to adaptively re-use the existing structure without significant changes, the proposal would keep intact this building of historic and architectural value, which is nearly 200 years old and is an excellent example of Federalist architecture. The applicant and potential property owner is a business entity owned by Alexandrians who are well-acquainted with the historic value of Old Town Alexandria generally and this building specifically. The plan to maintain the building with only limited changes would also meet the goal of protecting the appearance of Washington Street as a gateway to Old Town, while the applicant's plan to reserve existing outdoor areas for outdoor dining would help to preserve existing open space in the area. The hotel element of the proposal would encourage the tourist potential of the historic and architectural aspects of Old Town in by offering additional hotel rooms for tourists generally and offering them at a site that is historically and architecturally notable itself. If approved, the restaurant element of the use would continue to serve neighborhood residents as it does today only a few blocks away.

B. Rezoning

Staff supports the request to rezone the subject property from RM / Townhouse to CD / Commercial Downtown. Although a 1997 staff report for the rezoning at 323 North Washington (immediately to the south) suggested that rezonings in this area should be minimized to retain an important urban design function, staff's thinking on the matter has changed in the intervening 17 years. It believes that the subject property, together with the property at 407 North Washington immediately across Princess Street, continues to serve a notable urban design function by marking on Washington Street the entrance into primarily residential neighborhoods. However, it is the design of the buildings on those two corner properties that achieves that distinction and not automatically the uses operating inside them. Commercial uses that involve no significant changes to the historic building at this property, thereby retaining the property's residential design character, would still be compatible with the important urban design function noted at this intersection in 1997.

Staff finds that the proposal meets the City's "Criteria for Rezoning Without a Master Plan Study." As explained below, this project is of a lesser scale and would not warrant a new plan or study on its own. Staff has reached this conclusion based on an analysis of the five specific points listed in the criteria.

Consistency with Small Area Plan

As discussed previously, the proposal is consistent with five specific goals of the Old Town Small Area Plan.

Consistency with Type of Area

The Old Town area contains a variety of commercial and residential uses along major streets and adjacent to stable and generally residential neighborhoods. The specific area around the subject site largely matches this general pattern, including the presence of single-family and townhouse residences in the immediate vicinity to the north and east of the site. However, North Washington Street exhibits a strong commercial character as the properties on both sides of the street from King to First Streets are primarily zoned CD, CDX, CRMU-X, or OC. Only six properties on North Washington Street, including the subject site, are zoned residential. The requested rezoning from residential to commercial is therefore consistent with the dominant commercial use of North Washington Street. Furthermore, the property located immediately to the south of the site and two of the three other properties at the intersection of North Washington and Princess Streets are zoned CD. The specific rezoning requested here is therefore reasonable given that immediately-adjacent land is designated as the same zone (CD).

Isolated Parcel

This rezoning criterion asks whether similarly-situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment with negative impacts that could be addressed through a special planning study. In this case, the applicant is not requesting redevelopment of the property of the kind anticipated in the criterion. Although it is possible that the five other residentially-zoned properties on North Washington Street could request similar rezonings, none of those sites are likely candidates for large-scale redevelopment either given their size and that they contain or are associated with historic buildings. Those buildings are expected to remain in place regardless of whether the properties are zoned residential or commercial. For instance, one of the five other residentially-zoned properties is the non-profit Lee-Fendall House Museum at 614 Oronoco, and another is Robert E. Lee's boyhood home at 607 Oronoco, formerly a museum open to the public. The number of properties similar to the subject site, at five, is low enough and each property is also small enough in land area that a special study is unnecessary.

Status of Planning for Area

The 1992 Old Town Small Area Plan remains the governing document for the area. No updates to this Small Area Plan are currently being discussed or anticipated.

Consistency with City Goals

In addition to being consistent with goals stated in the Old Town Small Area Plan, the rezoning proposal meets other City goals. The rezoning would help to retain a balance of residential and commercial uses in the City, which in recent years has seen a broad trend toward commercially-zoned land being used for residential purposes. It would allow for the introduction of a new retail use in this location, which could potentially activate this section of North Washington Street and encourage other new retail uses. The rezoning would offer a public benefit of making the historic property accessible to the general public, whereas the site is currently a private residence. Finally, the request would also assist the retention and expansion within Alexandria of a locally-owned small business that has been in operation in Old Town for over 40 years.

C. Special Use Permit

Although the hotel element of the proposed use is small enough that it is unlikely to have a negative effect on the surrounding area, restaurants do present some potential for neighborhood impacts as a general matter. The proposed business would be located in close proximity to residential uses to the north and east, including immediately next-door. However, it is not rare for restaurants to be located in close proximity to residences in Alexandria. Restaurant Eve, Evening Star, St. Elmo's, Vermillion and the applicant's two existing restaurant locations are just a few examples. Dozens of other restaurants are located in mixed-use buildings in the City. These uses can successfully co-exist in the right circumstances and with the inclusion of a variety of conditions of approval. Staff has found that the proposal is consistent with the Old Town Restaurant Policy, with the important inclusion of additional parking and a valet parking program. It recommends approval of the applicant's Special Use Permit requests to operate the restaurant and hotel and an amended approval regarding the provision of parking.

Old Town Restaurant Policy

The Old Town Restaurant Policy requires a review of the potential impact on the surrounding neighborhood regarding matters such as alcohol and late-night hours, litter, a diversity of uses, and parking.

Alcohol and Late-Night Hours

Although the applicant proposes to offer on and off-premises alcohol, the latest closing hour at the restaurant would be 11 p.m. daily, which is slightly earlier than the commonly-approved closing hours of 12 midnight (weeknights) and 1 a.m. (weekends) for restaurants in Old Town. The proposed live entertainment would be limited in scope and, although occasional special events would occur here, a fine-dining restaurant atmosphere is expected to predominate. The potential for the kinds of negative impacts raised in the Policy related to alcohol and late night hours is therefore low.

Litter

The potential for litter impacts is expected to be minimal given that the proposed restaurant concept is oriented toward dine-in customers. Nonetheless, standard condition language has been included in this report (Condition #21) to require the applicant to pick up litter on the property and surrounding area on a routine basis.

Diversity of Uses

The Policy also requires consideration of whether the proposal would negatively affect the balance of uses that exist in the immediate area. In this case, the establishment of a restaurant and hotel would notably enhance the diversity of the area. In the four-block section of North Washington Street from Cameron to Pendleton Streets (200 to 500 blocks), office uses predominate along with a small number of personal service and residential uses. No other restaurants or hotels are located on these blocks.

Parking

When staff reviewed the applicant's September 5th application revision, it believed for two reasons that some potential existed for spill-over parking into residential neighborhoods and increased competition for on-street parking spaces as anticipated within the Old Town Restaurant Policy. One reason is that the applicant had provided only six off-street parking spaces during the day and requested an 18-space parking reduction to meet the balance of the 24-space requirement. A reduction of some parking spaces is supportable for the use during the day given that the 26 banquet seats would not likely be used on an everyday basis and 10 lounge seats are less likely to be used during the day. In addition, the 52 outdoor seats are seasonal in nature and several bus lines run along North Washington Street. Nonetheless, staff found that the number of daytime spaces in the applicant's September 5th proposal to be inadequate. It would not have provided enough parking for employees and hotel guests, users whose vehicles are least likely to turn-over if they parked on-street.

Staff therefore asked the applicant to provide an additional five off-street parking spaces during daytime hours, which it agreed to do, and has memorialized this agreement as a requirement in Condition #13. The number of daytime, off-site parking spaces provided for the use would now be eight, bringing the total number of daytime parking spaces available for the use to 11. Staff arrived at the 11-space number after taking into account the percentage of employees who currently drive to the applicant's existing La Bergerie location on North Lee Street (33%) and applying it to the number of employees (15) expected at the site during the day. Two additional spaces would allow for future changes in the number of employees at the site or in transportation habits. The final four spaces are intended to account for hotel guests while allowing for the likelihood that the occupants of at least one room would have arrived at the site via taxicab or public transportation.

Staff notes that the applicant may choose to continue leasing the same eight daytime off-site parking spaces on nights and weekends. In addition, the provision of eight off-site parking spaces during the day and 14 of the 44 off-site spaces on nights and weekends would be mandatory for at least the first six months of the operation of the use, and could be waived in whole or in part by the Director after that time without further SUP approval if the applicant demonstrates that the spaces are no longer necessary for the use or to mitigate potential spillover parking into adjacent residential neighborhoods. The three on-site spaces and 30 of the 44 weeknight/weekend spaces would be ineligible to be waived under Condition #13.

A second reason that staff sees the need for conditions to mitigate the potential for spill-over parking here is that the majority of the parking provided for the use is located off-site. Although the off-site parking proposed here is relatively close, the possibility remains that first-time customers or those customers choosing a shorter walk could park in nearby residential areas. Staff therefore recommends two conditions designed to ensure that off-site parking spaces are fully utilized during peak hours. Condition #16 would require the applicant to advertise the location of its off-street parking spaces, as well as other parking garages in the area that are open to the public, on its website and by posting a sign near the entrance to the restaurant. Condition #14 would require the applicant to operate a valet parking service for restaurant customers on Friday and Saturday evenings.

The valet requirement would be mandatory for at least the first six months of the operation of the use, and could be waived in whole or in part by the Director after that time without further SUP approval if the applicant demonstrates that the valet parking program is not needed in order to achieve full utilization of the off-site parking areas. The applicant would have a degree of flexibility regarding many details of such a program, although ultimately the request would need to be reviewed as part of a separate Administrative Special Use Permit process. That process includes public noticing requirements and, if approved, a variety of conditions intended to mitigate potential negative impacts from valet operations. Staff notes that the Planning Commission deleted Condition #14 at the public hearing on October 7, 2014.

With the addition of daytime spaces and the inclusion of a valet parking program, staff believes that the provision of parking for the use is adequate. The provision of daytime parking spaces is improved and the utilization of night and weekend parking spaces is enhanced. The provision of a total of 47 spaces on weeknights and all day on Saturday and Sunday exceeds the 24-space parking requirement as well as the number of spaces that would have been required for the use in other parking districts. Importantly, sufficient parking would be provided for the use during the evenings, which would likely be the time of highest parking demand similar to many other restaurants. Since this plan for parking leverages existing spaces at nearby office buildings that are essentially unused after business hours, it also represents an efficient shared parking program, which staff encourages as a general practice. The reduced size and tandem configuration of the on-site parking spaces are reasonable requests and would allow for one additional space at the property compared to the applicant's first proposal.

Additional Considerations

Staff has identified certain elements of the use, in addition to the matters reviewed in connection with the Old Town Restaurant Policy, which necessitate special condition language to mitigate potential negative impacts. The adjacent block of Princess Street is not well-suited to the loading/unloading of supplies given the proximity to residential uses and because of the vehicle weight restriction that exists to protect the street's cobblestone surface. At staff's request, the applicant has clarified that it plans to use two on-street parking spaces on North Washington Street immediately in front of the property for both the loading/unloading of supplies and for hotel guests. Condition #20 would require the applicant to load/unload supplies from vehicles parked on North Washington Street, and only during certain hours, and would prohibit it from occurring from vehicles parked on Princess Street.

Staff also has some concern about the potential for excessive noises coming from the outdoor dining portion of the use. Although outdoor dining is a common feature at restaurant in Alexandria, in many instances the seats are located immediately in front of the restaurant and their overall number is rather low. In this case, the applicant proposes up to 52 seats in approximately the middle portion of the property. It also plans to offer acoustic live entertainment outside and may hold weddings and other special events there as well. Staff does not object to the overall concept and recognizes that the applicant has lowered the number of seats slightly compared to its original proposal and has also purposefully located them away from the eastern side of the property that is closest to residences. However, it believes that the outdoor dining area should close, and the outdoor live entertainment should end, earlier than the proposed 11 p.m. to reduce the potential for excessive noises from negatively impacting nearby

residences. Condition #3 therefore recommends that the outdoor dining area shall close at 10 p.m. daily and Condition #7 stipulates that all outdoor live entertainment shall be acoustic only and end no later than 9 p.m. daily.

Although the applicant does not plan significant changes to the exterior of the property, certain improvements such as lighting and signage are expected. While these changes would be reviewed for their historic appropriateness, as required, staff recommends in Condition #12 that a second, staff-level review should occur in addition to BAR review in three specific instances. Given that some potential exists for negative lighting impacts on adjacent properties, including from lights in the outdoor dining area, staff would review lighting levels and coverage at the property. It would also review any additions to the building if they are contemplated in the future and any changes to the exterior that do not need BAR approval for their potential for neighborhood impacts and their consistency with neighborhood character. Staff notes that the Planning Commission deleted Condition #12 at the public hearing on October 7, 2014.

In addition to these special conditions, staff has also included several routine conditions in this report regarding matters such as noise, odors, trash storage and litter. It has also recommended condition language allowing off-premises alcohol with the traditional prohibition on single-sales of beer and wine coolers but has used amended language to allow smaller wine bottles and to allow the sale of sherries, ports, and dessert wines (Condition #8). Amended language relating to wine has been used occasionally in the past, and staff will continue to review the matter in anticipation of a work session in the future as requested by the Planning Commission.

Neighborhood Outreach

Staff has discussed the Master Plan Amendment, Rezoning, and SUP request with several neighboring property owners, civic groups, and other interested community members. As of this writing, staff has received letters in support of the proposal signed by 48 individuals as well as the Old Town Business and Professional Association and the Alexandria Convention and Visitor's Association. It has also received two petitions with a combined total of 65 individual signatures and letters of opposition signed by 14 other individuals. The Garrett's Mill Homeowners Association has also expressed written opposition.

Representatives from the Old Town Civic Association met with staff in early September to discuss its concerns, which included parking. A group of residents in the nearby Bullfinch Square and Lee Mews communities met with staff in mid-September to discuss their opposition to the request. Their concerns, which are detailed in position papers attached to this document, include neighborhood character, parking, noise, odors, and trash.

D. Conclusion

In conclusion, staff believes the request would help achieve goals identified in the Old Town Small Area Plan, would preserve and open to the public a fine example of historic architecture in the City, and would support the growth of a locally-owned business. The rezoning is appropriate given that North Washington Street is primarily a commercial corridor. While it is mindful of the proximity of residential uses, the concerns raised by the community and the general potential for impacts from restaurants, the inclusion of over 20 conditions of approval in this request, some of

which are special conditions, should mitigate the potential for negative effects from the business. Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

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)
2. The hours of operation of the indoor portions of the restaurant shall be limited to between 8 a.m. and 11 p.m. daily. For indoor seating, meals ordered before 11 p.m. may be served, but no new patrons may be admitted and no new alcohol may be served and all patrons must leave by 12 midnight. (P&Z)
3. The hours of operation for the outdoor seating shall be limited to between 8 a.m. and 10 p.m. daily. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. and shall be cleaned at the close of each business day that it is in use. The outdoor seating area shall not include advertising signage, including on umbrellas. (P&Z)
4. The maximum number of indoor seats at the restaurant shall be 101. The maximum number of outdoor seats at the restaurant shall be 52. (P&Z)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
6. No delivery of food to customers may operate from the restaurant. (P&Z)
7. Limited live entertainment shall be permitted in the form of background music for restaurant patrons. No cover or admission fee may be assessed. 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. In addition, outdoor live entertainment shall be in the form of acoustic music only, with no amplification, and shall end no later than 9 p.m. daily. (P&Z)
8. On and off-premises alcohol service may be permitted at the restaurant. Beer or wine coolers may be sold for off-premises consumption only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold in bottles of at least 375 ml. Fortified wines (or wine with an alcoholic content of 16.5% or more by volume) may not be sold unless in the form of dessert wines, premium ports, sherries, madeiras, and similar wines. (P&Z)
9. 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 to prevent the underage sale of alcohol. (P&Z)

10. No food, beverages, or other material shall be stored outside. (P&Z)
11. 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. (P&Z)
12. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall submit plans and specifications to the Director of Planning & Zoning for the review and approval of: 1) all exterior lighting levels and coverage; 2) any future additions to the building; and 3) all other exterior alterations at the property in cases when such other exterior alterations do not require approval of the Board of Architectural Review. (P&Z) (PC)~~
13. Prior to the operation of the use, the applicant shall submit to the Director of Planning & Zoning for review and approval an agreement by which it is able to provide: a) eight off-site parking spaces available for restaurant/hotel use between the hours of 8 a.m. and 5 p.m. Monday-Friday, achieving a total of 11 off-street parking spaces for the use during the day Monday-Friday; and b) at least 44 off-site parking spaces available for evening restaurant/hotel use starting after 5 p.m. weeknights and all day on weekends. The location of the parking spaces shall be to the satisfaction of the Director. The Director may waive all or part of the eight-space daytime parking requirement or 14 of the spaces provided on evenings and weekends at any time after the use is operational for six months, and without subsequent Special Use Permit approval, if the applicant demonstrates that the spaces are no longer necessary for the use or to mitigate potential spillover parking into adjacent residential neighborhoods. (P&Z)(T&ES)
14. **CONDITION DELETED BY PLANNING COMMISSION:** ~~Prior to the operation of the use, the applicant shall obtain separate Special Use Permit approval for, and operate, a valet parking program for restaurant and hotel customers on Friday and Saturday evenings. The Director may waive all or part of the valet parking requirement at any time after the use is operational for six months, and without subsequent Special Use Permit approval, if the applicant demonstrates that valet parking is no longer necessary to ensure that required off-street parking spaces are fully utilized or to mitigate potential spillover parking into adjacent residential neighborhoods. (P&Z)(T&ES)(PC)~~
15. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
16. The applicant shall direct patrons to the availability of parking at nearby public garages and shall provide information about off-street parking and alternative forms of transportation to access the location of the restaurant, via print and electronic promotional materials, posting on the restaurant website, and other similar methods. (P&Z)(T&ES)

17. All loudspeakers shall be prohibited from the exterior of the building including the outdoor terrace, and no amplified sounds shall be audible at the property line. (T&ES)
18. Kitchen equipment including floor mats shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
19. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
20. Loading and unloading shall occur from a dedicated loading/unloading zone consisting of two designated spaces to be located in front of the building on N. Washington Street and not from parking spaces on Princess Street. The applicant shall obtain all necessary approvals for the dedicated loading/unloading zone on North Washington Street. Loading and unloading of supply deliveries shall not occur between the hours of 11 p.m. and 7 a.m. The loading/unloading zone shall not be operational between the rush hours of 7 a.m. – 9 a.m. Monday through Friday. (P&Z) (T&ES)
21. 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)
22. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
23. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the business and robbery readiness training for all employees. (P&Z)
24. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit ~~one year~~ six months after the business is operational, and 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~~ that were not corrected immediately, constitute repeat violations or create a direct and immediate adverse zoning impact on the surrounding community; (b) 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 (including parking or acoustical music) and that new or revised conditions are needed. (P&Z) (PC)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services

- R-1 Prior to the operation of the use, the applicant shall submit a valet parking proposal to serve restaurant patrons and hotel guests. (T&ES)
- R-2 44 spaces shall be maintained at a minimum for evening hours of operation starting at 5 pm. 11 spaces shall be provided during daytime hours for employee parking and hotel guests. (T&ES)
- R-3 There is currently no loading/unloading parking space along Washington Street. The applicant shall request a loading/unloading parking space. ~~This request will go before the Traffic and Parking Board for approval.~~ (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-5 The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
- R-6 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)
- R-7 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-8 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)
- R-9 Loading and unloading shall occur from two designated loading/unloading spaces to be located in front of the building on N. Washington Street and not from parking spaces on Princess Street. Loading and unloading of supply deliveries shall not occur between the hours of 11 p.m. and 7 a.m. The loading/unloading zone shall not be operational between the rush hours of 7 a.m. – 9 a.m. Monday through Friday. (T&ES)
- R-10 All loudspeakers shall be prohibited from the exterior of the building including the outdoor terrace, and no amplified sound shall be audible at the property line. Any music outdoors shall be acoustic only, with no amplification. (T&ES)

- R-11 The outdoor seating area shall close at 10 pm, and any music outdoors shall not be permitted later than 9 pm. (T&ES)
- R-12 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)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement

- F-1 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trade permits may be required for proposed alterations for accommodate restaurant and 5 room inn (hotel). Please contact or submit a plan that details the alterations to the permit center for review.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health

Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.

4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on-duty during all operating hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Hotel/Motels

1. An Alexandria Health Department Permit is required for all regulated facilities.
2. The facility must comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds.
3. Permits are non-transferable.
4. Permits must be obtained prior to operation.
5. There is a \$40.00 Plan Review fee and a separate \$40.00 permit fee.
6. Six sets of plans are to be submitted through the Permit Center and approved by this department prior to construction of any facility.

Parks and Recreation

F-1 No comments received

Police Department

F-1 No comments received

Real Estate Assessments

F-1 No comments



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 329 North Washington Street

TAX MAP REFERENCE: 064.04-02-15

ZONE: RM-Existing CD-Proposed

APPLICANT:

Name: Janow LLC d/b/a La Bergerie

Address: 218 North Lee Street, Alexandria, VA 22314

PROPOSED USE: Restaurant and 5 room inn (hotel) with a request for a Parking Reduction

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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(D)(7) 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. REVISED 9/5/2014

Janow LLC

By: M. Catharine Puskar, Attorney

Signature: [Handwritten Signature] Date: 7/29/14

Print Name of Applicant or Agent Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Blvd., Suite 1300

703-528-4700

703-525-3197

Mailing/Street Address

Telephone #

Fax #

Arlington, VA 22201

cpuskar@thelandlawyers.com

City and State

Zip Code

Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 329 N. Washington Street I hereby
(Property Address)

grant the applicant authorization to apply for the Restaurant and Inn (Hotel) use as
(use)

described in this application.

Name: Leah Fried Sedwick Phone: 703.606.8889

Address: 6909 Benjamin St. McLean, VA 22101 Email: leah@friedcompanies.com
Please Print

Signature: *Leah Fried Sedwick* Date: 7/28/2014
Unsubscribed by

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 of more than ten percent.

Laurent Janowky, c/o La Bergerie, 218 N. Lee Street, Alexandria, VA 22314, 78.42%

Margaret Janowsky, c/o La Bergerie, 218 N. Lee Street, Alexandria, VA 22314, 21.58%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 Laurent Janowsky	106 W. Braddock Road Alexandria, VA 22301	78.42%
2 Margaret Ticer Janowsky	Same as above	21.58%
3		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 329 North Washington St., Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 Leah Fried Sedwick	6909 Benjamin Street McLean, VA 22101	100%
2		
3		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1 None		
2		
3		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7/29/14
Date

M. Catharine Puskar, Attorney
Printed Name

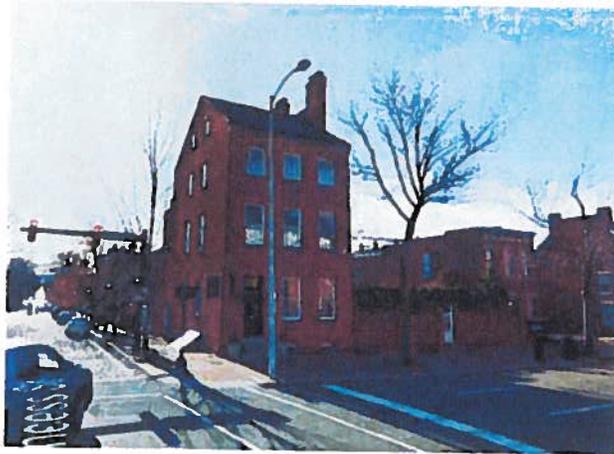
MCPuskar
Signature

3. Narrative Description

Janow LLC (dba La Bergerie) (the "Applicant") is seeking approvals necessary in order to establish a restaurant, La Bergerie, and an inn (the "Inn") on property located at 329 N. Washington Street, which is identified as 064.04-02-15 (the "Application Property").

La Bergerie is relocating from its current location in the Crilley Warehouse that is located at 218 North Lee Street to the Application Property. The owner of La Bergerie is renting its Crilley Warehouse location and desires to fully invest in the City by purchasing the Application Property as a permanent home for La Bergerie. In addition to La Bergerie, a quaint, five-room Inn is proposed on the upper floors of the main building located on the Application Property. The Application Property is currently zoned RM and is Master Planned for residential use; therefore, in order to relocate La Bergerie and to establish the Inn, approval of a Master Plan Amendment, Rezoning, and Special Use Permit approval will be required. The Applicant is also requesting approval of a parking reduction as part of the Special Use Permit.

Property Description: The Application Property is located on the southeastern corner of N. Washington Street and Princess Street. The Application Property contains 8,907 square feet of land area and is developed with a circa 1800, 3.5-story brick residence (the "Main Building") and a carriage house (the "Carriage House"), which was constructed in 2006. Maginniss + Del Ninno Architects, PC (the "Architect") calculates the above grade living area of the Main Building as 5,648 gross square feet, the basement of the Main Building as 1,714



gross square feet, and the Carriage House as 1,652 gross square feet. The Application Property's boundary that is not established by the Main Building, the Carriage House or the neighboring building at 323 N. Washington Street is established by a brick wall. Access to the Application Property is obtained by gates within this brick wall or doors into the Main Building.

The existing Main Building and Carriage House will remain and no additions to these structures are proposed. There will be interior alterations necessary to accommodate the proposed uses as well as minor modifications to ensure adequate accessibility to the Application Property and buildings. The open space will remain, but will be improved with new ground level terraces and plantings. In

sum, the proposed alterations to the buildings and yard will not negatively impact the historic character of the Property, but instead, will showcase it to visiting guests and patrons.

La Bergerie Restaurant – General Information: La Bergerie was founded in 1974 by Bernard and Jean Campagne-Ibarcq and has become an Alexandria institution. The name, "La Bergerie," was chosen by the original owners because it means a sheltered and protected area where a shepherd keeps his flock during a storm. It was that evocative sense of protection and care that led the original owners to select a name that would reflect their concern for the well-being of every one of their dining guests. That commitment to culinary excellence and hospitality is now continued by Laurent Janowsky, the restaurant's owner since 2000, and his staff. Under Laurent's skilled supervision, La Bergerie continues to set the standard for regional French cooking in the area and continues to be recognized as one of the premier French restaurants in the Washington, DC metropolitan area. La Bergerie has been designated as one of the "Distinguished Restaurants of North America;" an honor that fewer than 800 restaurants have earned. To qualify, a restaurant must meet or exceed DiRōNA's exceptional standards. Only those who excel on all levels are offered DiRōNA membership. Please go to <http://www.dirona.com/> to learn more about this notable membership.

Proposed La Bergerie Restaurant and Inn Operations: La Bergerie will include both lounge areas and dining tables in three distinct locations on the Application Property: the Main Building and associated outdoor terrace, the Carriage House and associated outdoor terrace, and the second floor of the Carriage House. There will be 54 dining seats in the Main Building's dining room, 10 seats in the lounge, and 40 dining seats on the outside terrace. There will be 11 seats on the first floor of the Carriage House, which will house a bar with a limited food menu, and 12 seats in an outdoor lounge on the Carriage House terrace. There will be 26 seats on the second floor of the Carriage House, which will be serving a full-service menu for private occasions only. In total, there are 153 seats proposed: 101 indoor seats and 52 outdoor seats.

The proposed hours of operation for the restaurant are 8:00 a.m. until 11:00 p.m., daily. Typically only lunch and dinner are served on weekdays and brunch and dinner are served on weekends. However, La Bergerie has historically accommodated requests to host events, such as meetings or special occasion breakfasts, and intends to continue that tradition, which is why the hours of operation begin at 8:00 a.m. daily. In addition, the 11 pm closing time ensures that all guests that have been served have ample time to finish their meals/drinks.

The Inn rooms will be located on the second and third floors of the Main Building. There will be a total of five rooms in the Inn including three guest rooms on the second floor and two guest rooms on the third floor. There will be staff available

for the Inn until 11:00 p.m., at which time guests may contact the host via telephone, if necessary. Continental breakfast will be served to Inn guests beginning around 7:00 a.m.

Parking, Loading and Access to the Application Property: The Application Property is located in parking district 1. Pursuant to section 8-200(21) of the Zoning Ordinance, "hotels within parking district 1 shall provide a minimum of .7 parking space per room and one parking space per each eight restaurant and meeting room seats." As such, 4 parking spaces are required for the hotel rooms and 20 spaces are required for the restaurant/lounge areas for a total of 24 parking spaces. The Applicant is requesting a parking reduction as part of this Special Use Permit request to reflect the proposed parking arrangement set forth below.

There are 3 compact parking spaces in a modified configuration located on the Application Property (see the special use permit plat). These spaces will be controlled by staff and utilized for employees and hotel guests, as necessary. In addition, the Applicant is in the process of securing a commitment for 3 additional parking spaces 24 hours a day to provide a total of 6 parking spaces for hotel guests and employees.

Experience has shown that both La Bergerie and the Applicant's other restaurant, Del Ray Café, serve fewer patrons at lunch than dinner. There is ample parking in the vicinity of the Application property during the afternoon to accommodate lunch patrons. To accommodate dinner patrons, the Applicant has secured a commitment to lease 30 parking spaces within 500 feet of the Application Property at 400 N. Washington Street during the evening, Monday through Friday, and on weekends (see attached letter of intent). The Applicant will advertise the free, off-street parking on its website, menu and at the hostess stand.

The Applicant is proposing to designate two on street spaces on North Washington Street for short term loading/unloading and drop off/pick up during hours when parking is not restricted for rush hour. To the extent that there are hotel guests who need to check out between the hours of 7 am and 9 am when parking is restricted on North Washington Street, the hotel will coordinate the availability of an on-site space for them to load their car, as necessary.

It is anticipated that many locals and visitors dining at La Bergerie will walk or take a taxi. In addition, there are 56 on-street non-residential permit parking spaces within one block of the Application Property on North Washington Street and the 700 block of Princess Street as well as a number of public parking garages within ¼ mile of the Application Property as shown on the attached exhibit. Additional information regarding nearby public parking garages is as follows:

- A public parking garage that is run by Colonial Parking, located at the Saul Center three blocks north of the Application Property, is available from 8:00 a.m. until 10:00 p.m. daily.
- A public parking garage that is run by Central Parking, located at 418 Cameron Street, is available until 8:00 p.m. on weekdays and 7:00 p.m. on Saturdays.
- The Alfred Street public parking garage, located at 117 N. Alfred Street, is available until 8:00 p.m. on Mondays, 11:00 p.m. Tuesdays – Thursdays, 1:00 a.m. Fridays and Saturdays and 5:00 p.m. on Sundays.

It is anticipated that most employees will either walk, bike or take public transit to La Bergerie. The Application Property is served by a bus stop that is located at the intersection of N. Washington Street and Princess Street that is served by the following bus routes: 9A, 10A, 10B, 10R, and AT8. That being said, some parking is being provided as outlined above.

The provided parking, public garage parking spaces, on street non-residential parking spaces and non-vehicular access options should be adequate to provide access to La Bergerie without placing a strain on the local parking network.

Conclusion

The Applicant looks forward to relocating to the Application Property and sharing this beautiful historic building and extraordinary garden space with its patrons. The Applicant's commitment to excellent service and exceptional cuisine is evidenced by its vast base of loyal customers not only at La Bergerie, but in its new restaurant, the Del Ray Café, as well. The quality of the Applicant's existing restaurants and its food is furthered reflected in its outstanding menus (see attached). The Applicant has made and continues to make a significant investment in Alexandria as a small business owner who cares about the place and the people. This is further evidenced by the fact that the Applicant currently successfully operates two restaurants located adjacent to both residential and commercial uses in a sensitive manner that respects all neighbors. Commercial and residential neighbors in the vicinity of the Application Property can expect that same respect and peaceful coexistence.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

5. 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).
Approximately 100 patrons a day.

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

Inn: Approximately 3 employees starting at 7 am to provide continental breakfast and attend to guest needs through the day. Restaurant staff will range from 12-20. 12 employees on weekdays, 16 on week nights. 14 employees on weekend days and 20 employees

6. Please describe the proposed hours and days of operation of the proposed use: on weekend nights.

Day:	Hours:
<u>Restaurant: Monday-Sunday</u>	<u>8:00 am - 11:00 pm</u>
<u>Inn: Monday-Sunday</u>	<u>24 hours/day</u>
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the City Noise Ordinance.

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odors will emanate from the proposed restaurant or the inn. A trash room will be located inside the carriage house as shown on the attached plans.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Normal types of trash and garbage associated with restaurant and hotel use (paper, food scraps, etc.)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
4-6 trash and recycling totes per day.

C. How often will trash be collected?
If necessary, trash will be collected daily Monday through Saturday.

D. How will you prevent littering on the property, streets and nearby properties?
Employees to monitor the premises for litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Degreasing solvent for cleaning hood filters and stoves is stored and used on the
Property. It will wash down the drain, be captured in the grease trap, and be
emptied as necessary by a recycling company.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

The Applicant intends to have a full bar service on the Application
Property and will sell wine off-site. The Applicant will obtain all
necessary ABC licenses.

PARKING AND ACCESS REQUIREMENTS

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

- Standard spaces
- 3 Compact spaces (modified configuration)
- Handicapped accessible spaces.
- 33 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

Yes No

B. Where is required parking located? (check one)

on-site

off-site

If the required parking will be located off-site, where will it be located?
 30 spaces will be available on a part-time basis at 400 N. Washington St. as described in the narrative description. The Applicant will secure 3 additional parking spaces, 24 hours a day, for employees and hotel guests.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and Industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 2 on street

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

Yes No

B. Where are off-street loading facilities located? Loading will occur from on-street parking spaces adjacent to the Property on N. Washington St. Short term check in/check out parking will occur in the same location and on-site, as necessary.

C. During what hours of the day do you expect loading/unloading operations to occur? Loading/unloading will occur between 9 am - 5 pm. Check in/check out will occur throughout the day and evening.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Approximately 5 deliveries will occur per day.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

9,014 sq. ft. (existing) + _____ sq. ft. (addition if any) = 9,014 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: a Carriage House

End of Application



SUPPLEMENTAL APPLICATION

REVISED 9/5/2014

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 101 Outdoors: 52 Total number proposed: 153

2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) Yes No
Beer and wine — on-premises Yes No
Beer and wine — off-premises Yes No

3. Please describe the type of food that will be served:
La Bergerie - Regional French Cuisine

4. The restaurant will offer the following service (check items that apply):
 table service bar carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? Yes No
Where will delivery vehicles be parked when not in use?
N/A

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
 Yes No
If yes, please describe:
Live entertainment will occur on a limited basis. On occasion, there will be a
strolling violinist. There may also be live music for special events like
weddings. Outdoor live entertainment will be nonamplified and will end no later
than 9 pm Sunday-Wednesday, 10 pm on Thursday and 11 pm on Friday-Saturday.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 100% (evenings & weekends)
 75-99%
 50-74%
 1-49% (weekdays - there is adequate non-residential permit on-street parking)
 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:

	<u>120</u>	Maximum number of patron dining seats
+	<u>5</u>	Maximum number of patron bar seats
+	<u>28</u>	Maximum number of standing patrons patron lounge seats
=	<u>153</u>	Maximum number of patrons

2. 20 Maximum number of employees by hour at any one time (nights and weekends)

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)
 High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

REVISED 9/5/2014

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

See narrative description.

2. Provide a statement of justification for the proposed parking reduction.

See narrative description.

3. Why is it not feasible to provide the required parking?

The property is historic, as are the surrounding properties. There is no ability to construct additional parking on the property.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Parking Management Plan

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Experience has shown that both La Bergerie and the Applicant's other restaurant, Del Ray Café, serve fewer patrons at lunch than dinner. There is ample parking in the vicinity of the Application property during the afternoon to accommodate lunch patrons. To accommodate dinner patrons, the Applicant has secured a commitment to lease 30 parking spaces within 500 feet of the Application Property at 400 N. Washington Street during the evening, Monday through Friday, and on weekends (see attached letter of intent). The Applicant will advertise the free, off-street parking on its website, menu and at the hostess stand.

The Applicant is proposing to designate two on street spaces on North Washington Street for short term loading/unloading and drop off/pick up during hours when parking is not restricted for rush hour. To the extent that there are hotel guests who need to check out between the hours of 7 am and 9 am when parking is restricted on North Washington Street, the hotel will coordinate the availability of an on-site space for them to load their car, as necessary.

It is anticipated that many locals and visitors dining at La Bergerie will walk or take a taxi. In addition, there are 56 on-street non-residential permit parking spaces within one block of the Application Property on North Washington Street and the 700 block of Princess Street as well as a number of public parking garages within ¼ mile of the Application Property as shown on the attached exhibit. Additional information regarding nearby public parking garages is as follows:

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- The Alfred Street public parking garage, located at 117 N. Alfred Street, is available until 8:00 p.m. on Mondays, 11:00 p.m. Tuesdays – Thursdays, 1:00 a.m. Fridays and Saturdays and 5:00 p.m. on Sundays.

It is anticipated that most employees will either walk, bike or take public transit to La Bergerie. The Application Property is served by a bus stop that is located at the intersection of N. Washington Street and Princess Street that is served by the following bus routes: 9A, 10A, 10B, 10R, and AT8. That being said, some parking is being provided as outlined above.

The provided parking, public garage parking spaces, on street non-residential parking spaces and non-vehicular access options should be adequate to provide access to La Bergerie without placing a strain on the local parking network.

{A0624349.DOCX / 1 Narrative Description 008551 000002}



APPLICATION

Master Plan Amendment MPA# _____
 Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 329 North Washington Street

APPLICANT

Name: Janow LLC
Address: 218 North Lee Street, Alexandria, VA 22314

PROPERTY OWNER:

Name: Leah Fried Sedwick
Address: 6909 Benjamin Street, McLean, VA 22101

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA: N/A

- yes: If yes, provide proof of current City business license.
- no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Janow LLC
By: M. Catharine Puskar, Attorney
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Blvd., Suite 1300
Mailing/Street Address

Arlington, VA 22201
City and State Zip Code

McBuskar
Signature
703-528-4700 703-525-3197
Telephone # Fax #
7/29/14
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See narrative description.

- 2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

See narrative description.

- 3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

See narrative description.

- 4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

N/A

commercial corridors. That being said, it is important to be respectful of residential neighbors in the vicinity of the Application Property. The owners of the proposed Inn and Restaurant have long ties to Alexandria and a proven track record of operating restaurants in close proximity to residential uses (La Bergerie on N. Lee Street and the Del Ray Café on E. Howell Ave) so they are aware of and will implement necessary measures to prevent any negative impacts on the surrounding neighborhood. They have been thoughtful in the design of the proposed improvements, including locating the trash within an enclosed area in the Carriage House and orienting the outdoor dining seats toward the commercial end of the property.

ZONING AMENDMENT APPLICATION

Property Address:

#329 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

Owner:

Leah R. Fried
300 WELLINGTON DRIVE
CHARLOTTESVILLE, VIRGINIA 22903

Legal description:

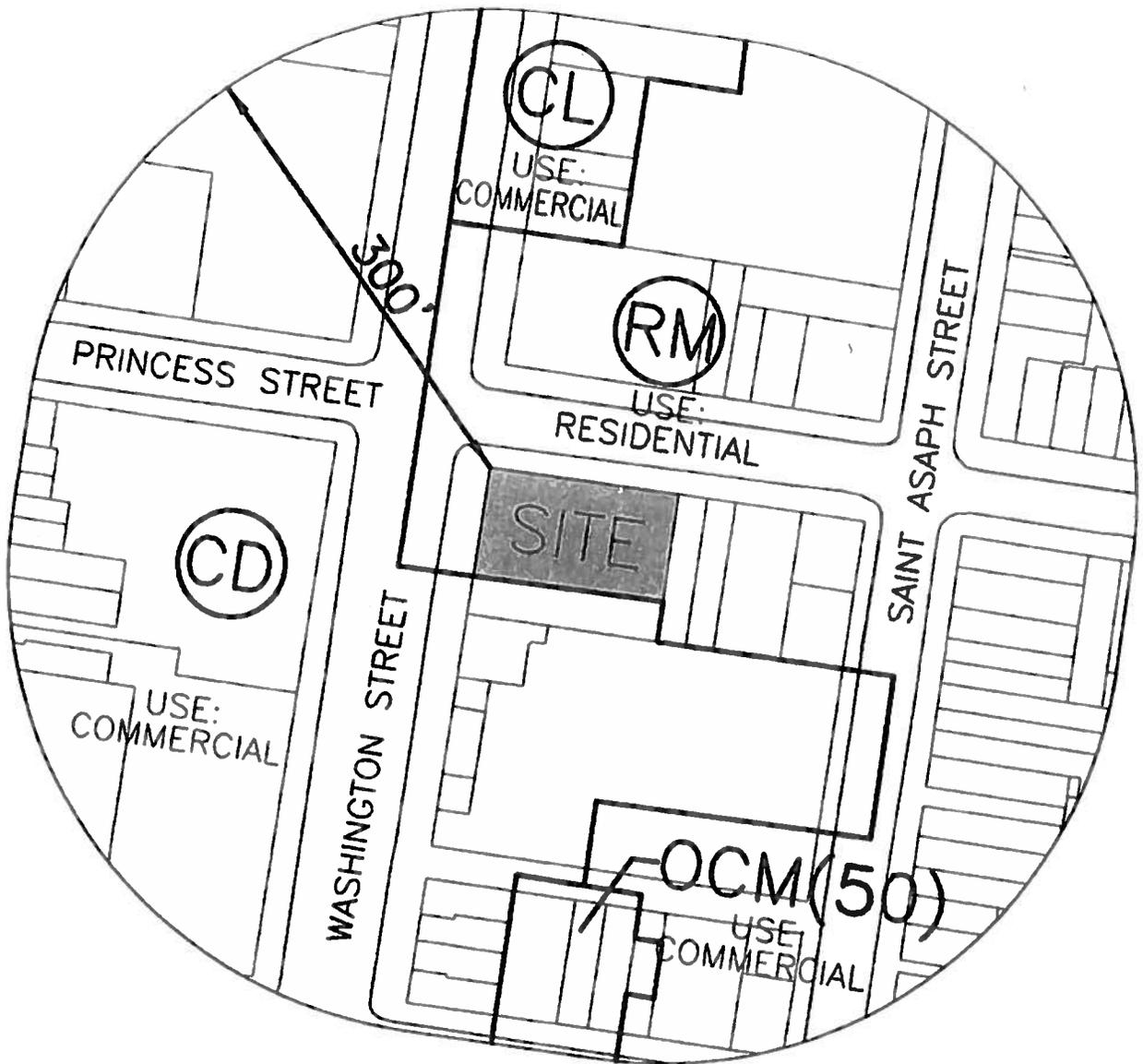
PROPERTY LOCATED AT 329 NORTH WASHINGTON STREET

Tax Map #:

064.04-02-15

VICINITY MAP

SCALE: 1"=100'



METES AND BOUNDS MAP

SCALE: 1"=20'

909#

MULLER

CITY NORTH

S 09°29'59"W ~ 72.17'

EXISTING
BRICK
GARAGE

5"
MAGNOLIA

PRINCESS STREET
66' R/W

MONUMENT LINE

S 80°47'00" E ~ 123.42'

EXISTING
BRICK
BUILDING

CRPE
MYRTLE

N 80°47'00" W ~ 123.42'

33.8'

6"
MAGNOLIA

40

#323

10"
MAPLE

#329

SHRUBS (TYP)

N 09°29'59" E ~ 72.17'

18"
OAK

18"
OAK

N. WASHINGTON STREET

100' R/W

50'

MONUMENT LINE

BUILDING AND STRUCTURES MAP

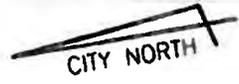
SCALE: 1"=20'

MONUMENT LINE

PRINCESS STREET

66' R/W
S 80°47'00" E ~ 123.42'

909# ZONING: RM
2½ STORY BRICK
MULLER
S 09°29'59"W ~ 72.17'



1½ STORY BRICK GARAGE
FF=37.9
HGT.=±20'

DETACHED GARAGE:
AREA=
830 SQ.FT

1 STORY BRICK
FF=44.0
HGT.=±18'

B.E.
ENCLOSED PORCH

2 STORY BRICK
FF=44.0
HGT.=±26'

2 STORY BRICK
FF=44.0
HGT.=±27'

EX. ZONING: RM
PROP. ZONING: CD

N 80°47'00" W 123.42'
ZONING: CD
2½ STORY BRICK

33.8'

3½ STORY BRICK
FF=44.0
HGT.=±45'

DETACHED HOUSE:
AREA=
2,332 SQ.FT.

#323

#329

N 09°29'59" E ~ 72.17'

N. WASHINGTON STREET

100' R/W

50'

MONUMENT LINE



Local
Agents
Serving
Main Street
America™

August 19, 2014

Mr. Laurent Janowsky
La Bergerie Restaurant
218 North Lee Street
Alexandria, VA 22314

Dear Laurent:

Thank you for your interest in partnering with the National Association of Professional Insurance Agents (PIA National) to provide additional parking options for your restaurant patrons when you relocate La Bergerie from your current location at 218 North Lee Street to 329 North Washington Street.

It is our understanding that you are seeking approval for your business plan from the Alexandria City Council. In that light, PIA National agrees to permit use of up to 30 parking spaces in the lot behind our building located at 400 North Washington Street during weekday evenings and on weekends.

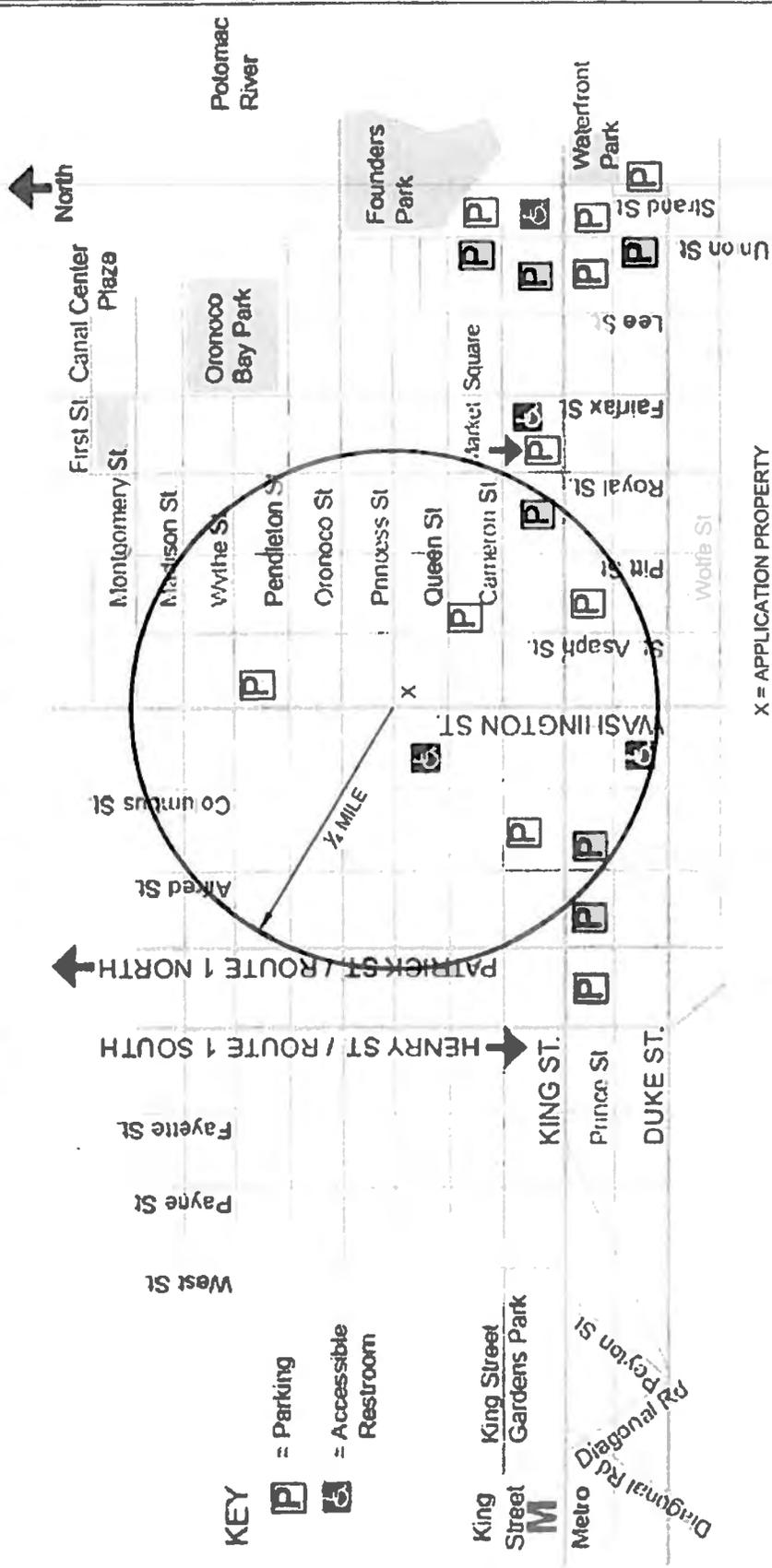
This agreement is contingent upon La Bergerie providing us with an additional insured endorsement stating that PIA National has been named as an additional insured on your general liability policy as well as a certificate of insurance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Becker', is written over a horizontal line.

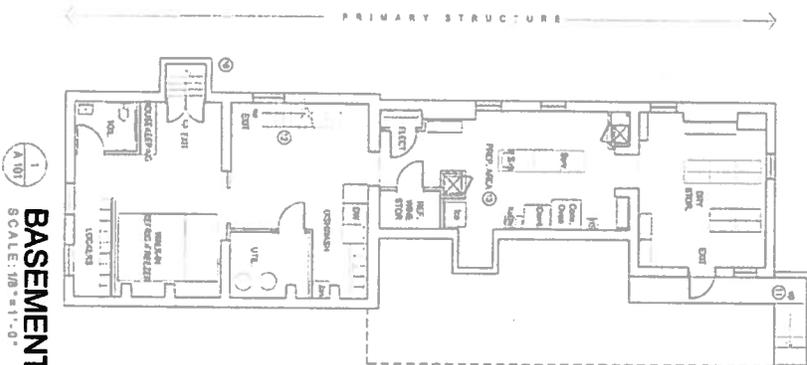
Mike Becker
Executive Vice President & CEO
PIA National

Where to Park in Old Town



- KEY**
- = Parking
 - = Accessible Restroom

X = APPLICATION PROPERTY



1
A 101
SCALE: 1/8" = 1'-0"
BASEMENT FLOOR PLAN
NORTH

GENERAL NOTES:
1. REFER TO DRAWING A 100.

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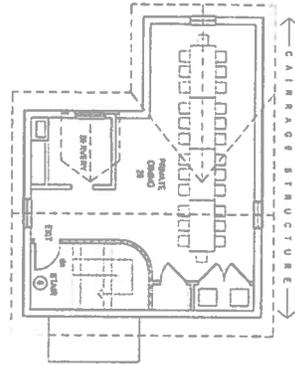
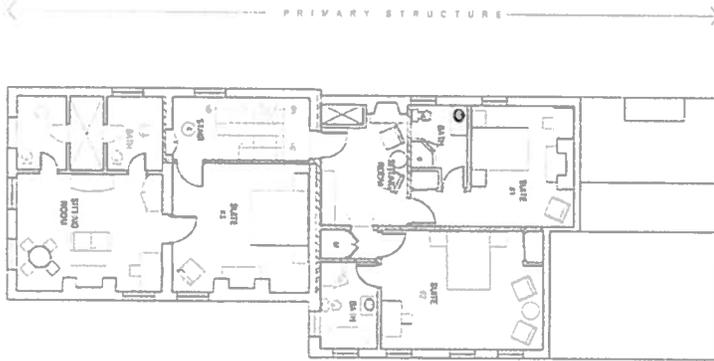
A 101	NO.	1
	DATE	10/27/2014
	DRAWN BY	DR
	CHECKED BY	DR
DRAWING NUMBER:		

**Alterations to
329 N. WASHINGTON**

DRAWING TITLE: **PROPOSED BASEMENT FLOOR PLAN**

207 Commerce Street
Alexandria, VA 22314
info@magdoss.com

**MAGDOSS
ARCHITECTS**



1
A 102
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES:
1. REFER TO DRAWING A 100

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A 102	DATE: MAY 29 2014	PROJECT:
	DESIGNER:	ARCHITECT:
	DRAWN BY:	SCALE:
	CHECKED BY:	DATE:

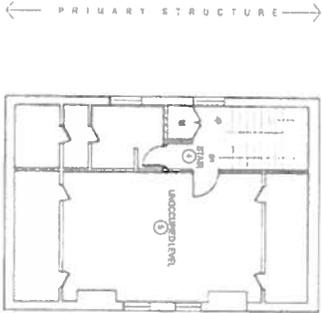
Alterations to
329 N. WASHINGTON

DRAWING TITLE: **PROPOSED SECOND FLOOR PLAN**

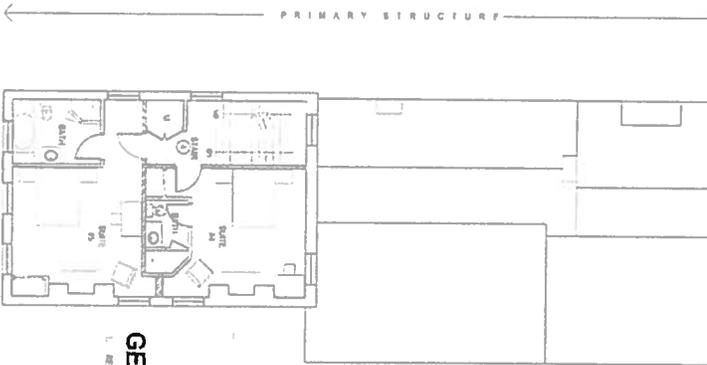
209 Commerce Street
Alexandria, VA 22314
703.545.0444
magninss.com

**MAGNINSS+
DEL NORD
ARCHITECTS**

1
A 103
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1
A 103
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



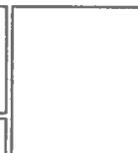
GENERAL NOTES:
1. REFER TO DRAWING A 102

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A 103	NO.	DATE	DESCRIPTION
	1	MAY 29, 2014	ISSUED
	2		
	3		
DRAWING NUMBER:			

Alterations to
329 N. WASHINGTON

DRAWING TITLE
PROPOSED 3RD AND 4TH FLOOR PLANS

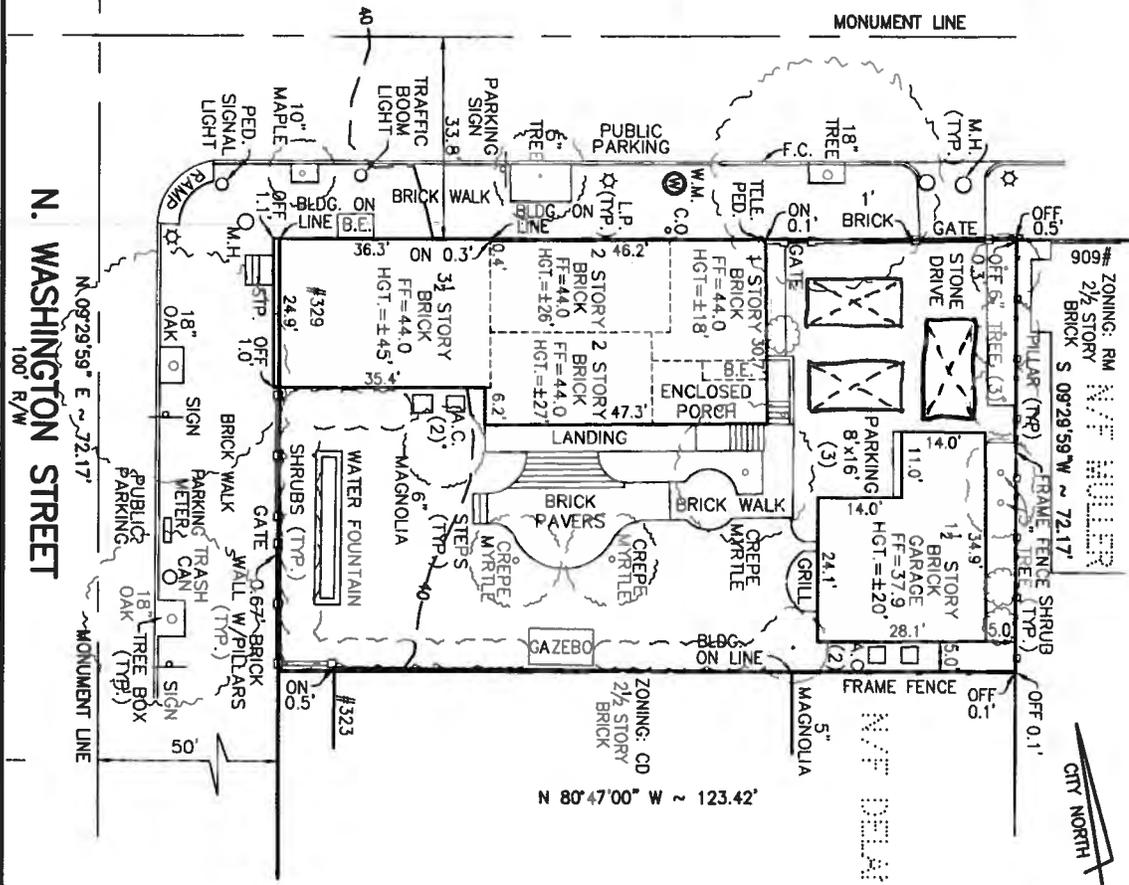


**MAGNUS +
DEL NINO
ARCHITECTS**

209 Commerce Street
Alexandria, VA 22314
703.978.4400
magnus@delnino.com

PRINCESS STREET

66' R/W
S 80°47'00" E ~ 123.42'

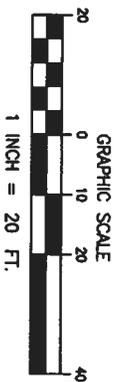


N 80°47'00" W ~ 123.42'

CITY NORTH

GENERAL NOTES:

1. TAX MAP: #064-04-02-15
2. EX. ZONING: RM PROP. ZONING: CD
3. OWNER: LEAH R. FRIED
300 WASHINGTON DRIVE, CHARLOTTESVILLE, VA 22903
INSTRUMENT #: 040049596
4. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA GIS MAPPING. BUILDING FLOOR ELEVATIONS AND HEIGHTS ARE APPROXIMATE BASED ON INTERPOLATED AVERAGE FINISHED GRADE OF STRUCTURES.
5. TITLE REPORT NOT FURNISHED THUS ALL EASEMENTS MAY NOT BE SHOWN.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 8,907 S.F. OR 0.2045 AC. (COMPUTED)



SPECIAL USE PERMIT PLAT

ON THE PROPERTY OF
LEAH R. FRIED

(ALSO KNOWN AS THE PROPERTY KNOWN AND NUMBERED
#329 NORTH WASHINGTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: JULY 23, 2014

RCF **IELDS & ASSOCIATES**
INCORPORATED

- ENGINEERING
 - LAND SURVEYING
 - PLANNING
- 730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422

FILE NO. **14-105**
SHEET **1** OF **1**

COMP.	WDS
DRAWN	WDS
CHECKED	RJK



LUNCH MENU

APPETIZERS

La Soupe à l'Oignon Gratinée 9
Baked Onion Soup with Melted Gruyere Cheese

La Soupe du Jour 7
Daily Made Soup

La Salade Bergerie 8
Farmer's Salad with Caramelized Walnuts, Endive and Tomato

La Salade César 9
Classic Caesar Salad, Reggiano Cheese, Anchovy, Egg Yolk (Table Side)

La Salade de Crabe Frais du Maryland aux Haricots Vert et Balsamic Vinaigrette 10 (as a Main Course 18)
Fresh Jumbo Lump Crab Meat with French Bean Salad with a White Balsamic Vinaigrette

Pâté de Campagne fait Maison et sa Brioche 12
Country Style Paté with Brioche and Gherkins

Le Pavé de Foie Gras Poêlé 23
3 oz. Pan-Seared Duck Foie Gras

Les 6 Escargots aux Beurre, Ail et Persil 9 (12 for 16)
6 (or 12) Snails with Garlic and Parsley Butter

LES PLATS PRINCIPAUX

Filet de Saumon, Jeunes Épinards, Pomme Violette et Sauce Citronnée 17
Fillet of Norwegian Salmon with Young Spinach, Purple Potato and a Lemon Sauce

Bouillabaisse et sa Rouille 21
Seafood Stew with Fresh Fish of the Day
Shrimp, Mussels and Bay Scallops

Le Homard flambé sur un Rizotto Safrané 24
1lb+ Lobster flambéd in Cognac served on a Saffron Risotto

Coquilles St Jacques sur de la Polenta aux Tomates Séchées, Sauce Curry 18
Pan Sautéed Diver Sea Scallops on Sun Dried Tomato Polenta with a Mild Curry Sauce

La Sole Classique de Douvre Meunière {Market Price}
Classic Dover Sole with Clarified Butter, Fresh Lemon Juice and Parsley (Table Side)

Le Foie de Veau à l'Échalotte 17
Fresh Calf Liver with Savory Shallots

Le Faux Filet de Venaison aux Pomme Roties et sa Sauce aux Noisettes 18
Pan Sautéed Venison Loin served with Roasted Potatoes and a Chestnut Sauce

Le Confit de Canard sur des Lentilles et sa Sauce au Vin Rouge 16
Braised Duck Leg served on Lentils from Puy and a Red Wine Sauce

Le Steak aux Frites à l'Ail et sa Sauce au Poivre Vert 21
Black Angus Top Sirloin Steak with a Green Peppercorn Sauce and Garlic Fries

Les Legumes en Pate Feuilletée et Beurre Blanc 15
Julienne of Baby Vegetables in Puff Pastry with a Beurre Blanc Sauce

LES DESSERTS

Le Choix des Soufflés 12
Choice of Soufflés
Raspberry, Hazelnut, Chocolate or Grand Marnier (+3)

Crème Brûlée à la Vanille 9
Traditional Vanilla Crème Brûlée

Profiteroles 9
Puff Pastry with Vanilla Ice Cream and Chocolate Sauce

Les Crêpes Suzettes 15
3 Thin Crêpes flambéed in Grand Marnier (Table Side)

WINE by the GLASS

WHITE

Angeline '12, 9
Chardonnay, Talbot '11, 14
French Burgundy, Girardin '10, 14
Pinot Grigio, Riff '12, 9
Sauvignon Blanc, La Touraine '12, 9

RED

Malbec, Malpe '10, 90 Points 12
Cabernet Sauvignon, Pozzan '10 9
Merlot, Chat. Caliac '09 9
Pinot Noir, Talbot, Sleepy Hollow '11 14
Pinot Noir, Girardin '10 14
Chateau Neuf Pape, '09 16
Moulin-a-Vent, Beaujolais '09, 89 Points 10
Chat. Haut Piquât, St. Emilion '09 16

Other Beverages

Assortment of Teas 3.50
Regular or Decaffeinated Coffee 3.50
Danesi Espresso 4, Latté 4.50, Cappuccino 5.50
Irish Coffee or Café Basque (Alcohol) 12

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DINNER MENU

— LES HORS D'OEUVRES —

La Soupe à l'Oignon Gratinée 9
Baked Onion Soup with Melted Gruyere Cheese

La Salade Bergerie 8
Farmer's Salad with Caramelized Walnuts, Endive and Tomato

La Salade César 10
Classic Caesar Salad, Reggiano Cheese, Anchovy, Egg Yolk (Prepared Table Side)

Salade de Tomates de Vigne et Chèvre en Napoléon, Compote de Petites Tomates et Olives 14
Mini Tomato Goat Cheese Napoleon with a Cherry Tomato and Olive Compote
served with a Tomato Vinegar Dressing

La Terrine de Foie Gras et Chutney de Canneberge au Pain à l'Orange Épicé 17
Terrine of Duck Foie Gras with a Cranberry Relish and Orange Spice Bread

Les Coquilles St Jacques aux Spaghetti de Courge et sa Sauce à la Pistache 16
Diver Sea Scallops with Spaghetti Squash and a Pistachio Sauce

Les 6 Escargots au Beurre, Ail et Persil 9 (12 for 17)
6 (or 12) Snails with Butter, Garlic, and Parsley

— LES POISSONS —

La Sole Classique de Douvre Meunière {Market Price}
Classic Dover Sole with Clarified Butter, Fresh Lemon Juice and Parsley
(Prepared Table Side)

Filet de Maigre encrouté de Tumeric sur du Cous Cous d'Israël, Palourdes et Fenouil 28
Turmeric crusted Meagre Fillet served with Israel Cous Cous, Clams and a Fennel Pollen Sauce

— LES VIANDES —

**Pattes et Cuisses de Pigeon braisées,
Poitrines sautées sur des Enokis, Purée de Celeri Rabe et sa Sauce aux
Figues 36**

Sherry Braised Squab Legs and Thighs, Pan seared Breast served with Enoki
Mushrooms,
Caramelized Celery Root Purée and a Fig Sauce

**Tournedos de Boeuf et Gâteau de Polenta au Roquefort, Portobello, Sauce à
la Moelle 34**

Add 3 Jumbo Shrimp or U10 Scallops (+12), Add Béarnaise Sauce (+3)
7 oz. Aged Black Angus Beef Tenderloin with a Roquefort Polenta Cake,
Roasted Portobello and a Bone Marrow Sauce

**Le Filet de Venaison Mariné au Citron, Gratin de Pomme Douce,
Petits Haricots à l'Ail et sa Sauce Citronnée 33**
Citrus marinated Venison Tenderloin served with Sweet Potato au Gratin,
Garlic French Beans and a Citrus Sauce

— LES VÉGÉTARIENS —

L'Assiette de Légumes du Chef 25
Chef's Choice Seasonal Vegetable Plate

Les Tagliarini Fraîches aux Truffes Noires 29
Homemade Egg Pasta Tagliarini with Black Truffles

— LES LÉGUMES —

Les Asperges à la Hollandaise 9
Asparagus with a Hollandaise Sauce

Les Épinards à la Crème 7
Creamed Baby Spinach

La Fricassée de Champignons Cremini au Cognac 8
Fricassée of Cremini Mushrooms flambéd in Cognac

— L' ASSIETTE DE FROMAGES —

**Chef's Daily Choice of 3 (or 5) Artisanal Cheeses
served with Nuts and Fresh Berries 17 (21)**

— LES DESSERTS —

Profiterolles 10
Puff Pastry with Vanilla Ice Cream and Chocolate Sauce

Les Marrons Glacés 14
Candied Chestnuts served on Homemade Vanilla Ice Cream

Le Pain Perdu 12

Bread Pudding with Homemade Vanilla Syrup and Chocolate Ice Cream

Crêpes Suzette 15

Thin Pancakes with Orange, Sugar and flambéd in Grand Marnier
(Prepared Table Side)

Crème Brûlée à la Vanille 9

Traditional Vanilla Crème Brûlée

Les Parfums de Glaces ou de Sorbets 9

Choice of Homemade Ice Creams or Assortment of Homemade Sorbets

Le Choix de Soufflé 12

Choice of Soufflés

Raspberry, Hazelnut, Chocolate or Grand Marnier (+3)

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TASTING MENU

Sample Four Course Tasting Menu \$65

Wine Pairing +\$45

(this menu changes every two weeks; what is listed below may not be exactly what we are offering today.)

La Salade Bergerie, Mesclun et Endives

Bergerie Salad, Mesclun, Caramelized Walnuts, Tomato and Endives

Les Oeufs d'Alose et sa Sauce d'Anchois et Lard

Shad Roe with an Anchovy Sauce and Smoked Applewood Bacon

L'os à Möelle Rôti et Fleur de Sel

Roasted Bone Marrow served with a Toasted Baguette and French Fleur de Salt

Les Huitres de Jack White Mignonette

6 Chesapeake Bay Oysters on the Half Shell with a Mignonette Sauce



Le Fricassé de Champignons en Crêpe et sa Crème Fraiche

Wild Mushroom Fricassé served in a Crêpe with Chive Crème Fraîche

Gravlax de Saumon aux Fenouils Caramelisés

Norwegian Salmon cured in Pernod and Citrus, served with Caramelized Fennel

Foie Gras Poêlé à la Poire et son Pain au Gingembre

Fresh Duck Foie Gras Pan Seared with a Poached Pear and Home Made Ginger Bread



Médailon de Thon aux Radis Daikon et sa Sauce au Basilic Violet

Ahi Tuna #2 Medallions served with Braised Daikon Radish and a Purple Basil Sauce

Le Homard Entier Flambé au Cognac

et son Risotto de Safran et sa Sauce au Homard

Roasted Lobster with Saffron Risotto and Lobster Sauce

Le Filet d'Agneau farci de Saussice d'Agneau et Herbes, aux Poireaux Grillés et Thym

Lamb Loin stuffed with Lamb Sausage and Fresh Herbs,
served with Grilled Baby Leeks and a Thyme Sauce

**La Caille Grillée aux Petits Légumes de Printemps
avec une Sauce d' Olives et Pignons**

Grilled Quail served with Roasted Spring Vegetables and an Olive Pine Nut Sauce

Le Rizotto aux Champignons Sauvage du Bocage et Escargots

Wild Mushrooms from Bocage Farm and Snails on a Risotto



Le Choix des Soufflés

Choice of Raspberry, Hazelnut or Grand Marnier Soufflé (+\$3)

La Crème Brûlée à la Vanille

Traditional Vanilla Cream Brûlée

Le Fondant au Chocolat et sa Crème Anglaise à la Pistache

Chocolate Molten Cake with Pistachio Cream Anglaise

Le Parfait à l'Orange et Gelée de Framboise, Glace Vanille

Orange Mousse Parfait with Berry Jelly and Vanilla Ice Cream

White Wines

Bourgogne, Cuvée ST Vincent, Girardin, 2010

Sauternes, Villefranche, 2009

California, Trefethen Chardonnay, Oak Knoll District, 2011

Red Wines

Chateauneuf du Pape, Dom. Berthet-Rayne, 2010

Talbott Pinot Noir, 2011

Trefethen Merlot, Oak Knoll District, 2010

Dessert Wines

Grand Marnier, Frangelica, Digestif,

Late Harvest Port, Portal, 10 Years Tawny, Calvados, Remy VSOP Cognac

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WINES

La Bergerie offers wine for sale by the bottle and by the case, to take and enjoy at home!

Our philosophy about the **La Bergerie** wine list is to offer an exciting selection to compliment our provincial and flavorful French cuisine. Here we have listed a few of our selections to give a feel for the breadth of our offerings. The complete wine menu features both a Standard and a Reserve list, plus over 10 wines by the glass. With a strong emphasis on French and Californian wines, *Washingtonian Magazine* notes that our "international wine list is long and fairly priced."

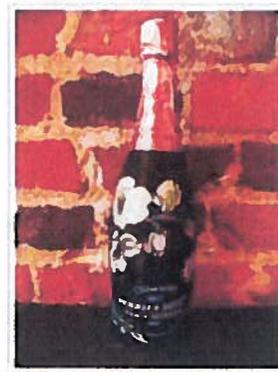
However, we understand that on occasion our clientele would like to bring a special bottle of wine from their cellar to enjoy with their special meal. Please visit our [Information](#) page for our current policies on bringing in your own wine.



Click here to listen to a recording about wine at La Bergerie.

Perhaps a friend or family member is planning a special occasion at **La Bergerie** and you would like to surprise them with a special bottle of wine to help them celebrate. Purchase a [Gift Certificate](#) and we'll take care of the rest! **La Bergerie** also hosts a variety of wine makers tasting dinners and educational tasting seminars throughout the year. Please check our [Upcoming Events](#) for currently scheduled wine events.

[Champagnes & Sparkling](#) | [Bordeaux](#) | [Loire](#) | [Alsace](#) | [Côtes Du Rhone](#)
[Burgundy](#) | [Vins Americains](#)



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Nathan Randall

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Tuesday, September 23, 2014 10:59 AM
To: Alex Dambach
Cc: Nathan Randall
Subject: RE: Central Parking email for available spaces

I am confirming that my client will rent these spaces if the project is approved and the project commences, unless they can find 8 spaces in another lot within ½ mile of the property that are cheaper, in which case they will rent those spaces when the project commences. thanks

From: Alex Dambach [<mailto:alex.dambach@alexandriava.gov>]
Sent: Tuesday, September 23, 2014 10:38 AM
To: Puskar, M. Catharine
Cc: Nathan Randall
Subject: RE: Central Parking email for available spaces

Thank you for this Cathy. You are confirming that your client will begin renting these spaces if the project is approved and the project commences, right?

Alex Dambach, AICP
Division Chief – Land Use Services
City of Alexandria
301 King Street, Rm 2100
Alexandria, VA 22314
Office: 703-746-3829
Mobile: 571-393-7339
alex.dambach@alexandriava.gov
www.alexandriava.gov

From: Puskar, M. Catharine [<mailto:cpuskar@thelandlawyers.com>]
Sent: Tuesday, September 23, 2014 8:35 AM
To: Alex Dambach; Nathan Randall
Subject: FW: Central Parking email for available spaces

See below – my client contacted Central Parking at 418 Cameron Street and they have 8 daytime spaces available. Consider this our confirmation of spaces, but we want to be able to continue looking for something within a ½ mile of the Inn that are cheaper, as \$175 per space per month for a small business is a lot to bear. Thanks.

On Monday, September 22, 2014 5:39 PM, CUSTOMER CARE <CustomerCare@spplus.com> wrote:

When replying, type your text above this line.

Notification of Issue Change

Thank You for contacting Central Parking System, your issue has been addressed and is currently Resolved.

If you are satisfied with our resolution, no further action is necessary.

Bergerie

	Transportation	Lunch	Dinner	Days of week	Sunday	Mon	Tues	Wed	Thurs	Frid	Sat
Chef	car	x	x	5 Shifts	x			x	x	x	x
S. Chef	car	x	x	5 Shifts	x	x	x			x	x
PM Line Cook	Public Transp		x	5 Shifts			x	x	x	x	x
AM Line Cook	Scooter	x		5 Shifts		x	x	x	x	x	
AM Dish Wash	Bike	x		5 Shifts		x	x		x	x	x
PM Dish Wash	Public Transp		x	5 Shifts		x	x	x	x	x	x
PM Dish Wash	Public Transp		x	3 Shifts	x			x			x
AM Salad Person	Bike	x		1 Shift	x						
Manager	Car		x	5 Shifts			x	x	x	x	x
AM Wait	Public Transp	x		3 Shifts		x			x		x
AM Wait	Public Transp	x		3 Shifts			x	x		x	
PM Wait	Public Transp		x	5 Shifts			x	x	x	x	x
PM Wait	Public Transp		x	5 Shifts	x	x	x	x		x	x
PM Wait	Car		x	5 Shifts		x		x	x	x	x
PM Wait	Car		x	5 Shifts	x			x	x	x	x
AM Busser	Public Transp	x		5 Shifts		x		x	x	x	
Pm Busser	Bike		x	4 Shifts		x	x			x	x
Pm Busser	Car		x	4 Shifts				x	x	x	x

DRC

	Transportation	Lunch	Dinner	Days of week	Sunday	Mon	Tues	Wed	Thurs	Frid	Sat
Chef	car	x	x	5	x			x	x	x	x
S. Chef	car	x	x	5	x	x	x			x	x
PM Line Cook	Public Transp		x	5 Shifts			x	x	x	x	x
AM Line Cook	Scooter	x		5 Shifts		x	x	x	x	x	
AM Dish Wash	Bike	x		5 Shifts		x	x		x	x	x
AM Dish Wash	Bike	x		5 Shifts		x	x		x	x	x
PM Dish Wash	Public Transp		x	5 Shifts		x	x		x	x	x
PM Dish Wash	Public Transp		x	3 Shifts	x			x			x
AM Salad Person	Public Transp	x		1 Shift	x						x
PM Salad Person	Public Transp			5 Shifts		x	x	x	x	x	
Manager	Car		x	5 Shifts			x	x	x	x	
AM Wait	Car	x		5 Shifts	x	x		x			x
AM Wait	Bike	x		5 Shifts	x		x	x	x		x
AM Wait	Bike	x		5 Shifts	x	x		x	x		x
AM Wait	Bike	x		5 Shifts	x	x	x			x	x
PM Wait	Car		x	5 Shifts	x	x		x		x	x
PM Wait	Car		x	5 Shifts		x	x		x	x	x
PM Wait	Scooter		x	5 Shifts		x		x	x	x	x
PM Wait	Public Transp		x	5 Shifts	x			x		x	x
AM Busser	Bike	x		4 Shifts	x	x	x				x



Keen insight > Aligned experience > Achieving results >

September 17, 2014

JANLOW LLC, d/b/a/ La Bergerie
218 N. Lee St
Alexandria, VA 22314

On behalf of Kelly, Anderson & Associates, Inc., d/b/a/ KAA Federal Solutions, Inc., we are pleased to present the following proposal to JANLOW LLC, d/b/a/ La Bergerie (hereinafter referred to as (“Tenant”)) for the leasing of fourteen (14) parking spaces located at 424 North Washington Street, Alexandria, Virginia 22314 (hereinafter referred to as the “Building”), subject to the execution of a formal lease document (hereinafter referred to as the Lease.”)

Demised Premises: Fourteen parking spaces Monday through Friday evenings after 5:00 p.m. From 1:00 p.m., Saturdays till 6:00 a.m. Monday.

Tenant Improvements: N/A

Lease Commencement: TBD

Rent Commencement: TBD

Initial Term: Five years (60) months with renewal option for additional five years (60) months

Base Rent: TBD

Taxes: N/A

Parking: Fourteen Spaces

Sincerely,

Timothy G. Vigotsky
Chief Executive Officer
KAA Federal Solutions



INVITATION

Please join us

Tuesday, September 16, 2014, 7pm

218 N. Lee Street, 2nd floor

Community Meeting

regarding our proposed relocation to

329 N. Washington Street

La Bergerie Restaurant and Inn
329 N. Washington Street, Alexandria, VA

Project Summary

Background

La Bergerie (def. the protected area the shepherd keeps his sheep at night in the mountains of France) was introduced to Alexandria in 1976 by Bernard and Jean Campagne-Ibarcq who emigrated from the Basque region of France. An original tenant in the then newly renovated historic Crilley Warehouse, **La Bergerie** has been *the* fine dining French restaurant visited by generations of Alexandrians for nearly four decades. Several years later, continuing with their inspiration, the Campagne brothers literally opened a safe place in the mountains, the Blue Rock Inn in Washington, Virginia. At the turn of the century, the brothers determined it was time to retire and they sold both of their successful enterprises.

Laurent Janowsky, who worked in some of the most notable restaurants in Washington, DC for over 10 years, had been looking to open a restaurant of his own in the area. Having helped Jean and Bernard occasionally over the years and being in regular contact, the brothers called Laurent when they decided to sell and he decided it was a perfect match for him and his family, wife Margaret Ticer, daughter Sandrine, and son Marcel who arrived 3 weeks later.

Since 2000, Laurent and Margaret have continued the Campagne brothers' award-winning cuisine and hospitality while also continuing to move **La Bergerie** forward into the 21st century with modern additions to the traditional French menu. After a successful decade of running the grande dame of Old Town, the Janowskys itched to expand into the area with a more casual concept. Near their home in Rosemont, the popular Del Ray neighborhood with its young families bringing old homes back to life (similar to what was going on in Old Town when La Bergerie opened) drew them in.

Wanting to control their own destiny and be totally invested in their new venture and neighborhood, the Janowskys, with the help of a few local friends, purchased 205 East Howell Avenue. An intensely involved neighborhood, the local Del Ray community acknowledged the excellent reputation of **La Bergerie**, and actively supported the planned venture throughout the Special Use Permit process with the City of Alexandria. In 2012, the Janowskys completed the renovation of the old home and opened **Del Ray Café** serving casual French fare using local, natural, and organic products for breakfast, lunch, brunch (weekends/holidays) and dinner.

In the meantime, the remaining lease term for **La Bergerie** in the Crilley Warehouse has been approaching its expiration. Desiring to invest in their future in the City by owning their restaurant location, the Janowskys began a targeted search for a new home for it in Old Town. Very few properties meet the needs to continue in an elegant atmosphere in an old, historic building. Laurent spent a lot of time driving around Old Town searching for just the right location for **La Bergerie's** next and permanent home. He found it along one of the City's commercial, historic corridors at 329 N. Washington Street.

Property History

The original two-story house at 329 N. Washington Street was built in 1823 with an addition in 1833 by the owner William Gregory, enlarging the home to 3½ stories. The Gregory family owned the property for over 100 years until it was sold to Dr. Martin D. Delaney, Jr. in 1935. Dr. Delaney and his family lived in the home but he also established his medical office in the house.¹

The two owners since 2001 lovingly and lavishly renovated the home to highlight its important historic features including the arched entrance hallway and stairs with elaborate mouldings, six bedrooms and eight fireplaces while incorporating modern luxuries in a gourmet kitchen, four and a half bathrooms, an all-season porch, a carriage house with a 3-car garage and a full one-bedroom apartment with luxury bathroom, kitchenette and living room, and a professionally landscaped garden with a dominant custom water feature.

Proposed Restaurant and Inn

When Laurent saw the property, he knew instantly it would be ideal as the new home of **La Bergerie**. When he took Margaret to see it, they realized it would be perfect not only as **La Bergerie Restaurant** but also as a small inn, enhancing the true sense of "la bergerie" - a safe place to spend the night.

¹ "The History of 329 North Washington Street, Alexandria, VA" by Ruth Lincoln Kaye, June, 2001.

While the building is currently zoned by the City of Alexandria as residential property, the rest of the block on both sides of the street are zoned commercial, as are a majority of buildings in the blocks to the immediate north and south of the property. The owner has had the property on the market for nearly two years. One of the main difficulties for a residential purchaser to overcome has been the property's location on the very heavily traveled Washington Street.

Although a challenge for potential residential purchasers, the property's location on the City's main north/south commercial thoroughfare and a short taxi ride from the airport makes it ideally located to serve both the local community and visitors alike as the City's only historic inn. Unlike other historic East Coast cities including Richmond, Charleston, Savannah, Annapolis, and Philadelphia, *strikingly, Old Town Alexandria has not had overnight accommodations in a historic structure for generations.*

The Janowskys' proposed use as a fine dining French restaurant on the ground floor and a five-room inn on the upper floors provides the best of both worlds for the protection and enjoyment of this extraordinary property. The renovations proposed to convert the historic structure to the intended use are relatively minor interior changes to add full baths to two of the bedrooms upstairs, to enclose the kitchen on the ground floor, and to relocate the Washington St. garden gate to provide handicap accessibility.

With three parking spaces, the property obviously does not have the necessary parking required for an establishment of this kind and the Janowskys have requested a parking reduction as part of the application. There is significant on-street, non-residential permitted parking on N. Washington Street (56 spaces on the 300 and 400 blocks of N. Washington St. and 700 block of Princess St), except as restricted during morning and evening rush hours.

However, Laurent recognized immediately not only the significance to the business of having dedicated parking for customers during peak service hours but that parking would be a "hot button" issue for the neighborhood. He set out to find available "shared parking" arrangements and arranged to lease 30 spaces for nights and weekends at the Professional Insurance Agents Association building catty-corner from the property at the northwest corner.

Summary

La Bergerie Restaurant and Inn at 329 N. Washington Street is a unique opportunity for the City of Alexandria, its residents and visitors, as well as the deep-rooted Janowsky family. The beautiful old building, so beloved by

the neighborhood they are fiercely protective of it, sadly, has sat vacant for two years waiting for someone to move in and love it again.

La Bergerie Restaurant and Inn will protect and celebrate the historic attributes of the building as significant assets to not only the success of the proposed enterprise but the historic fabric of Old Town Alexandria. Old Town Alexandria will gain the historic inn it's been lacking for generations run by a family with historic ties to the City. And, for the first time in the property's nearly 200 year history, the public will have regular access to the charm and beauty of both the historic building and outdoor garden at 329 N. Washington Street.

If you would like additional information about our proposed project, please e-mail laurent@labergerie.com

To support our proposed ***La Bergerie Restaurant and Inn***

1. Please send your comments to:

City Staff: nathan.randall@alexandriava.gov

alex.dambach@alexandriava.gov

Planning Commission: PlanComm@alexandriava.gov

City Council -

http://request.alexandriava.gov/CCC/#tab=Departments&group=MayorandCityCouncil&service=CNC_GROUP

2. Attend our Community Meeting
Tuesday, September 16, 2014, 7pm
La Bergerie, 218 N. Lee Street, 2nd floor
3. Attend/speak at Planning Commission Hearing
Tuesday, October 7, 2014, 7pm
Alexandria City Hall, City Council Chambers
4. Attend/speak at City Council Public Hearing
Saturday, October 18, 2014, 9:30am
Alexandria City Hall, City Council Chambers

SEPTEMBER 9, 2014

TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION
MAYOR AND MEMBERS OF ALEXANDRIA'S CITY COUNCIL

FROM: CITIZENS ADJACENT TO THE PROPOSED RESTAURANT/INN

Janow LLC (aka La Bergerie) is proposing to convert 329 North Washington, a residence on the corner of N. Washington and Princess (the 'other' cobblestone street) to a restaurant/inn/bar. (SUP#2014-0079) To do this they are asking for three changes: a change in zoning from residential to commercial, a change in the master plan, and relief from parking requirements. As residents in the immediate area affected we strongly **oppose all** of the proposed changes and request that the applicant's (La Bergerie's) proposal be **denied**. This position is not taken lightly; we have studied the proposal and several have met with the applicants. We strongly feel that the proposal would denigrate an historic, iconic street and the immediate neighborhood. The specific reasons are stated on the pages following our signatures.

Ronald K. Rigby name

330 N. Pitt St. address

Hazel Regby name

330 N Pitt St. address

Maura Barbour name

333 N 84 Asaph St Alexandria VA address

Rob Barbour name

333 N. SAINT ASAPH ST. address

Beverly M. Murphy name

326 North Pitt Street address

Jim Murphy name

326 North Pitt Street address

JARED M. HUEBEL name

338 N. Pitt St. address

Jane Hartner name

336 N. Pitt St. address

Janet Underwood name

318 N. Pitt St. address

Robert J. Gallagher name
318 N. Pitt address

Carrie Davis name
334 N. Pitt address

Carolyn Almassy name
316 N. Pitt St. address

Robert J. Almassy name
316 N. Pitt St. address

Betina Dufault name
428 Oronow St. address

Kmi Wulfer name
322 No. Pitt St., ALEXANDRIA address

Harold Gaffe name
340 N. Pitt Street address

Wesley name

340 N. Pitt Street address

KAREN Imongyo Kutebanya name

309 N. Pitt Street address

Barry Kessel name

314 N. Pitt St. address

Maia Kessel name

314 N. Pitt St. address

Mary Gorman name

324 N. Pitt St address

_____ name

_____ address

_____ name

_____ address

Our opposition to the proposed change involves a number of issues: **First, and foremost:** the negative impact on our neighborhood. The current residence is situated on the historic cobbled Princess Street and has been designated as an entry to a significant residential area of the City. The change to commercial would destroy the residential link, a link that has long been the vision of City planners. Access to the property would not only involve N. Washington Street – a highly traveled thoroughfare with a.m. and p.m. restrictions - but would also involve Princess Street, the iconic cobbled street. We currently have a “neighborhood.” That concept would be destroyed by the proposed changes. Although the applicants suggest no exterior changes to the building, they are requesting a gate be moved and replaced with a larger one and there would have to be signage, however ‘discreet.’ The number of people going and coming on a regular basis would be an enormous change from the current residential nature. The argument is made that N. Washington has a number of commercial buildings. True, but none that are used as a restaurant/bar/inn immediately adjacent to Princess. Would the Planning and Zoning Commission/Board of Architectural Review/City Council allow/tolerate a restaurant on any section of Captain’s Row (Prince Street) – the only other cobbled street in Old Town? We think not. Please treat this iconic street in North Old Town in the same manner.

Second: parking. The applicant proposes three spaces on the site – involving moving and switching to accommodate the ‘inn’ guests - and 30 across the street west with a hard-to-find entrance behind an insurance building. Apparently that number satisfies the requirements that the City has established for a “hotel.” However this is NOT a hotel, it’s a restaurant! Also problematic is the fact that none of the 30 would be available during the morning, afternoon or early evening. So – the applicant suggests that their lunch business is minimal and our local streets could carry this ‘load.’ That would place an additional burden on already scarce resident’s parking. In addition, we find it doubtful

that many of the evening customers, wearing the 'proper attire' required by the restaurant, are going to want to park across N. Washington Street behind a darkened office building. Rather, we suspect, they will look for parking as the lunch customers would on our adjacent City streets – even though several have parking restrictions. Unless the City intends to hire additional parking monitors to actually enforce these rules, the customers will be using sparse parking areas that residents rely on.

Third: noise, odors. ***Although the applicants say there will only be a 'strolling violinist' (non-amplified), "special events" could easily lead to a change, and the introduction of louder more 'diverse' music. Once music is 'granted' we have no strong feeling that it will be of negligible volume. ***The refuse will be stored on the far eastern portion of the property in an 'air-conditioned area' to avoid odor/pests, etc. How will it be taken to North Washington St. –through the outdoor dining area? Unlikely! Yet we were told that no deliveries or pickups would involve Princess Street. We doubt that will be the case. ***Movement in and out, and outdoor dining, however, are sure to generate odors and attract 'critters.' Guests going to and from, especially those who may have wine as well as dine are going to be making noise – however modest it will be well above current levels of sound, especially distressing in later hours of the night.

Fourth: the future. The applicants indicate they are down-sizing from the current restaurant, the luncheon patrons are minimal, and they anticipate only one seating per night. Yet they are buying a 2+ million dollar house and planning extensive internal remodeling. It seems to us that there is a real possibility that the restaurant – set in a residential area apart from the rest of old town – may not survive. If that would prove to be the case, what commercial venture would then choose to occupy the space – since the zoning would now accommodate virtually any type of business. We dread that thought!

PLEASE DENY THE REQUESTED ZONING CHANGE, MASTER PLAN CHANGE, PARKING RELIEF.

September 17, 2014

Karl Moritz, Acting Director
Planning & Zoning
City of Alexandria
Alexandria, Virginia 22314

Regarding: Special Use Permit # 2014-0079
Proposed Use: Restaurant and 5 room inn (hotel) with a
Request for a parking reduction and the rezoning of the
property from RM to CD

Enclosed please find a Petition in opposition to this proposal.
Included with the Petition are - 11 signature pages - 4 signatures
per page as listed below:

Page 1: Billie Schaeffer – 327 North Saint Asaph St.
John Williams - 327 North Saint Asaph St.
Courtney Fones – 607 Princess St.
Charles Fones – 607 Princess St.

Page 2: Andrew Parker – 609 Princess St.
Rebecca Kimbrell – 609 Princess St.
Anne Craner – 601 Princess St.
Lorne Craner – 601 Princess St.

Page 3: Laura Bennett – 301 North Washington St.
William Bennett – 301 North Washington St.
Mark Kington – 607 Oronoco St.
Ann Kington – 607 Oronoco St.

Page 4: Linda Cole – 605 Princess St.
Bibi Booth – 356 North Saint Asaph St.
Bryndon Duffy – 356 North Saint Asaph St.
Susan Lynch – 352 North Saint Asaph St.

Page 2 – September 17, 2014

Continued opposition signatures for Special Use Permit #2014-0079

Page 5: John Kester – 313 North Saint Asaph St.
Sherrie L. Jones – 526 Queen Street
Timothy W. Oliver – 217 North Pitt St.
Virginia A. Haskell – 217 North Pitt St.

Page 6: Whitney A. Steve – 325 North Saint Asaph St.
Walter E. Steinel Jr. – 401 North Saint Asaph St.
Brian Johnson – 354 North Saint Asaph St.
Erick Chiang – 424 Queen St.

Page 7: Margaret Chiang – 424 Queen St.
Sue Canuteson – 328 North Saint Asaph St.
Rosemary A. Furfaro – 511 Queen St.
Paul L. Waldron - 608 Oronoco St.

Page 8: Lynne Jay – 306 North Saint Asaph St.
Gerard Madani – 306 North Saint Asaph St.
Mary Teresa Vasquez – 317 North Saint Asaph St.
Jamie Steve – 325 North Saint Asaph St.

Page 9: R. Kuduff – 414 Queen Street
Diane Dippold MacIntosh – 427 Queen St.
James E. Ballowe Jr. – 311 – North Saint Asaph St.
Kim Murry – 360 North Saint Asaph St.

Page 10: Lawrence G. Mann – 616 Queen St.
William Dukstein – 616 Queen St.
Ellen Mosher – 324 North Saint Asaph St.
Russell Shearer – 609 Queen St.

Page 3 – September 17, 2014

Continued opposition signatures for Special Use Permit#2014-0079

Page 11: Harold Adams – 500 Pendleton St.
Belle Adams - 500 Pendleton St.
Cay Critz – 307 North Saint Asaph St.
Kathryn Papp – 504 – Cameron St.

September 2, 2014

TO WHOM IT MAY CONCERN:

Regarding: SPECIAL USE PERMIT # 2014-0079

Property Location 329 North Washington
Applicant: Janow LLC d/d/a La Bergerie
Address: 218 North Lee Street, Alexandria, VA 22314
Proposed Use: Restaurant and 5 room inn (hotel) with a request for
a Parking Reduction

WE the undersigned, residents of Old Town Alexandria, strongly oppose the request of the applicant. We ask that you please deny this application and the subsequent rezoning of the property from RM to CD.

North Washington Street was once the location of some of the most beautiful homes in Alexandria. Sadly, many of these amazing homes were demolished, replaced by commercial buildings. The house at 329 North Washington Street is one of the few remaining homes that serve an important land use/urban design function as residential. It marks, on Washington Street, the entrance onto a primarily residential neighborhood. Although the home faces Washington Street, it has a significant frontage on Princess Street. This street segment in the City has been designated 'historic' and maintained as a cobbled street, allowing the home to link and complete the residential neighborhood. A restaurant/hotel on this property would forever destroy the residential link that was established by the City Planning Commission in September 1997.

A restaurant/hotel comes with inherent issues that will adversely affect the surrounding neighborhood. Here are but a few of these issues.

The applicant does not provide on site parking. They propose to lease parking spaces across North Washington Street, behind a commercial building. North Washington Street, also known as the George Washington Parkway, is an extremely busy street. The intersection at the applicant's corner is controlled by a traffic signal. This particular intersection has suffered a high number of traffic accidents. It is our belief that no matter how many spaces the applicant is able to lease...people will tend to park on the same side of the street as the restaurant. They will drive down Princess Street, circle the block and continue to look for a space in the neighborhood. It is only human nature. Parking on our neighborhood streets can be difficult at times, but we manage. Not only do we share with each other, but tourists as well. This being said, we are soon to face an additional strain on our street parking. Several new residential developments are being added to our neighborhood. Since all of these folks will be granted parking permits, residential parking will become increasingly stressful.

Noise will definitely be a problem. Unlike an office, shop or gallery, a restaurant/hotel does not close at 5pm. The applicant is proposing a total of 153 seats, 101 indoors and 52 outdoors. The proposed hours of operation are from 8am-11pm, Monday-Sunday. The hotel will be open 24 hours daily, Monday-Sunday. The nature of an outdoor terrace is drinking, eating and talking. Considering the atmosphere, the noise will be heard throughout the neighborhood. Live music for regular dining or an event will only increase the level of noise. Loud chatter while leaving the restaurant at 11:00pm will undoubtedly disturb and ultimately wake up residents on Princess Street.

As long as a restaurant cooks food, there will be cooking odors. A restaurant in a neighborhood is like living in an apartment building. The neighbors are forced to smell whatever is on the

menu. The applicant has indicated trash will be placed in totes and put in a trash room, but it is unclear how the trash will be carried away without spending time on one of the adjacent streets.

Harsh chemicals are used in cleaning and sanitation. Any trash that spills will need to be addressed as well as all sanitation needs. It is very common to see scary, smelly water running down an alley attached to a restaurant. The applicant has no access to an alley, only the adjacent sidewalks and streets, where we walk with our children and our pets. Any chemicals or poison placed outside to control rats or roaches will be harmful to the neighborhood wildlife as well as any neighborhood cat that may venture into the yard.

The applicant has indicated 5 deliveries will occur per day on Washington Street, between 9am-11am, Monday-Friday. There is a HOV parking restriction from 7am-9am, Monday-Friday on this heavily traveled street. Any delivery that arrives before 9am has no other option but to use the historic cobbled Princess Street. As trucks are not allowed on the cobbled street, this option is unacceptable.

Undoubtedly, the applicant will advertise their restaurant/hotel in various publications as a 'destination'. Having our neighborhood become a 'restaurant destination' will destroy the atmosphere and privacy we currently enjoy.

It is troubling that the applicant compares their two current restaurants with what they are proposing on North Washington Street. Clearly, given the scope, the use, the historic location, there is no comparison.

It is our belief that the applicants' proposal will negatively affect the health, safety and general welfare of our historic neighborhood.

Print Name: Billie Schaeffer

Signature: Billie Schaeffer

Address: 327 N. St. ASAPH
Alexandria, VA 22314

Print Name: John Williams

Signature: John Williams

Address: 327 N. St. Asaph St.
Alexandria, Va 22314

Print Name: Courtney Fones

Signature: C Fones

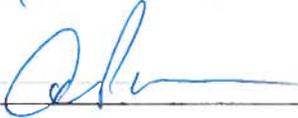
Address: 607 Princess St
Alexandria, VA 22314

Print Name: Charles Fones

Signature: Charles Fones

Address: 607 Princess St
Alexandria, VA 22314

Print Name: ANDREW PARKER

Signature: 

Address: 609 Princess St
Alexandria VA 22314

Print Name: Rebecca Kimbrell

Signature: RKimbrell

Address: 609 Princess St.
Alexandria, VA 22314

Print Name: Anna Cronoe

Signature:  Anna Cronoe

Address: 601 Princess St
Alex. VA 22314

Print Name: LORNE CRANER

Signature: 

Address: 601 PRINCESS ST. ALEX VA
22314

Print Name: Laura Bennett

Signature: Laura Bennett

Address: 301 N. Washington St.
Alexandria VA 22314

Print Name: William Bennett

Signature: WB

Address: 301 N. Washington St.
Alexandria VA 22314

Print Name: MARK KINGTON

Signature: Mark

Address: 607 Oronoco Street
Alexandria, VA 22314

Print Name: Ann KINGTON

Signature: 607 Oronoco Street

Address: 607 Oronoco Street
Alexandria, VA 22314

Print Name: Lynid Cole

Signature: Lynid Cole

Address: 605 Princess St.
Alex, Va 22314

Print Name: Bibi Booth

Signature: Bibi Booth

Address: 356 North Saint Asaph St.
Alex. VA. 22314

Print Name: Bryndon Duffly

Signature: Bryndon Duffly

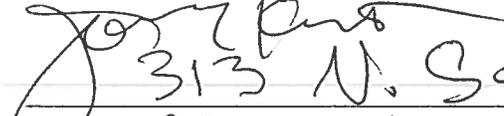
Address: 356 North Saint Asaph St.
Alex. VA. 22314

Print Name: Susan Lynch

Signature: Susan Lynch

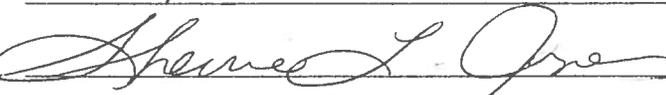
Address: 352 N. St Asaph
Alex, VA 22314

Print Name: John G. Kester

Signature: 

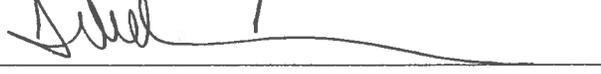
Address: 313 N. Saint Asaph St.
Alexandria

Print Name: Sherrie L. Jones

Signature: 

Address: 526 Queen Street
Alexandria, VA 22314

Print Name: Timothy W. Oliver

Signature: 

Address: 217 N. Pitt St
Alexandria, VA 22314

Print Name: Virginia A. Haskell

Signature: 

Address: 217 N. Pitt St
Alexandria, VA 22314

Print Name: Whitney A. Steve

Signature: Whitney A Steve

Address: 325 N. St. Asaph
Alexandria, VA 22314

Print Name: Walter E. Stempel, Jr.

Signature: 

Address: 401 North Saint Asaph
Alex. VA 22314

Print Name: BRIAN JOHNSON

Signature: 

Address: 354 N. St. Asaph St.
Alexandria, VA 22314

Print Name: ERICK CHIANG

Signature: 

Address: 424 QUEEN ST.
Alexandria, VA 22314

Print Name: Margaret Chiang

Signature: Margaret Chiang

Address: 424 Queen St
Alexandria VA 22314

Print Name: Sue Canuteson

Signature: [Handwritten Signature]

Address: 328 N. Saint Asaph St
Alexandria VA 22314

Print Name: Rosemary A. Furfaro

Signature: [Handwritten Signature]

Address: 511 Queen St. Alex. Va 22314

Print Name: Paul H. Waldron

Signature: Paul H. Waldron

Address: 608 Oronoco St.
Alexandria, VA 22314

Print Name: LYNNE JAY

Signature: 

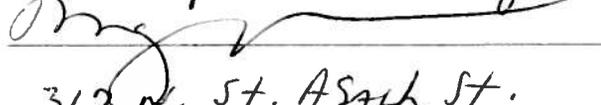
Address: 306 N. Saint Asaph St
Alexandria, VA 22304

Print Name: GERARD MADANI

Signature: 

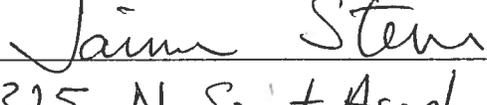
Address: 306 N. Saint Asaph St
Alexandria, VA 22304

Print Name: MARY THERESA VASS

Signature: 

Address: 312 W. ST. ASAPH ST.
Alexandria, VA 22314

Print Name: JAI ME STEVE

Signature: 

Address: 325 N. Saint Asaph Street
Alexandria, VA 22314

Print Name: R. K. Duff

Signature: R. K. Duff

Address: 114 Queen St
Alex, VA 22314

Print Name: Diane Dippold MacIntosh

Signature: Diane Dippold MacIntosh

Address: 427 Susan St.
Alex, VA 22314

Print Name: James E Ballowe, Jr.

Signature: James E Ballowe, Jr.

Address: 1311 N. Saint Asaph St.
Alexandria, Va 22314

Print Name: Kim Murray

Signature: Kim Murray

Address: 360 N St Asaph St.
Alexandria, VA 22314

Print Name: Lawrence G. Mann

Signature: Lawrence G. Mann

Address: 616 Queen Street
Alexandria, VA 22314

Print Name: WILLIAM DURSTEIN

Signature: William Durstein

Address: 616 QUEEN ST.
ALEXANDRIA, VA 22314

Print Name: Ellen Mosher

Signature: Ellen Mosher

Address: 324 N. Saint Asaph St.
Alexandria, VA 22314

Print Name: ROSSWEN SHEARER

Signature: C. Russell H. Shearer

Address: 609 Queen
Alex., VA 22314

Page 11

Print Name: Harold Adams

Signature: HAROLD ADAMS

Address: 500 Pendleton St
Alexandria, VA 22314

Print Name: Belle Adams

Signature: Belle

Address: 500 PENDLETON ST
ALEXANDRIA VA 22314

Print Name: Cay Critz

Signature: 307 N ST ASAPH ST

Address: ALEX VA 22314
Cay Critz

Print Name: Kathryn Papp

Signature: Kathryn Papp

Address: 504 Cameron St 22314

Nathan Randall

From: Sam Shelby
Sent: Friday, September 19, 2014 10:20 AM
To: Nathan Randall; Alex Dambach
Subject: FW: Le Bergerie

-----Original Message-----

From: PlanComm
Sent: Friday, September 19, 2014 10:18 AM
To: Sam Shelby
Subject: Fw: Le Bergerie

From: Belle <oldetownea@gmail.com>
Sent: Thursday, September 18, 2014 5:42 PM
To: PlanComm
Subject: Le Bergerie

To whom it may concern:

It has been lovely since the bus barn closed and the clinic on St Asaph- the streets are quieter, cleaner and parking spaces are more abundant.

The neighborhood has been returned to the residents-- We on Pendleton St think it is an awful idea to convert the residence on Princess and Washington to an inn/restaurant -- Of what benefit to the residents and taxpayers of the neighborhood?

Noise levels will increase, parking problematic, garbage and rodents attracted to garbage an issue--if the committee thinks this such a marvelous idea, please locate the inn in your neighborhood.

Belle Adams
Pendleton St.

Sent from my iPhone

Nathan Randall

From: Karl Moritz
Sent: Tuesday, September 16, 2014 10:01 AM
To: Nathan Randall
Subject: FW: La Bergerie French Restaurant

Please share with any staff who are working on La Bergerie.

Karl W. Moritz
Acting Director
City of Alexandria Department of Planning and Zoning
City Hall | Room 2100
301 King Street | Alexandria, VA 22314
Desk: 703-746-3804 | Cell: 571-329-3052

From: Karl Moritz
Sent: Tuesday, September 16, 2014 9:02 AM
To: 'Buck Adams'
Cc: William Euille; allison.silberbeg@alexandriava.gov; dell.pepper@alexandriava.gov; Paul Smedberg; Timothy Lovain; Justin Wilson; John Chapman; david.brown@alexandriava.gov; Mindy.Lyle@alexandriava.gov; Mary.Lyman@alexandriava.gov; Nathan.Macek@alexandriava.gov; Erick.Wagner@alexandriava.gov; Maria.Wasowski@alexandriava.gov
Subject: RE: La Bergerie French Restaurant

Thank you, Mr. Adams. I appreciate the input of the Garret's Mill HOA and I'll make sure your material is shared with all relevant staff and taken into consideration in the staff analysis.

Karl

Karl W. Moritz
Acting Director
City of Alexandria Department of Planning and Zoning
City Hall | Room 2100
301 King Street | Alexandria, VA 22314
Desk: 703-746-3804 | Cell: 571-329-3052

From: Buck Adams [<mailto:adamsbuck.gen@gmail.com>]
Sent: Monday, September 15, 2014 10:40 PM
To: Karl Moritz
Cc: William Euille; allison.silberbeg@alexandriava.gov; dell.pepper@alexandriava.gov; Paul Smedberg; Timothy Lovain; Justin Wilson; John Chapman; david.brown@alexandriava.gov; Mindy.Lyle@alexandriava.gov; Mary.Lyman@alexandriava.gov; Nathan.Macek@alexandriava.gov; Erick.Wagner@alexandriava.gov; Maria.Wasowski@alexandriava.gov
Subject: La Bergerie French Restaurant

Karl:

Please forward to members of the appropriate Alexandria City Planning and Zoning Officials.

I am the VP of the Garret's Mill HOA (11 homes). The majority of our HOA members are opposed to the conversion of the townhome on the corner of Washington and Queen Streets in Old Town to be converted into the proposed new location of the now closed La Bergerie French Restaurant on Lee Street.

The members are concerned about the increase in noise, vehicular traffic, and the pressure on parking when even people who live here are not able to park on the streets.

Recommend La Bergerie look for commercial locations along King Street, but not where they are proposing.

Regards,

Harold (Buck) Adams
500 Pendleton Street
Alexandria, VA 22314
703-518-8959

From: Buck Adams [<mailto:adamsbuck.gen@gmail.com>]

Sent: Monday, September 15, 2014 10:10 PM

To: 'Neal Carney'

Subject: La Bergerie French Restaurant

Neal:

Our daughter, who lives across from the takeout Chinese Restaurant on Oronoco, told us about the proposed use of the large town home near us on King Street to be zoned commercial and allowing the La Bergerie Restaurant (now closed) to relocate from where it is now next to the Overwood Restaurant on Lee Street.

This requires rezoning from residential to commercial. They are concerned about the increase in car traffic, the effect on parking and people milling about late in the night. Belle and I agree. I think as a courtesy we need to inform the Garret's Mill HOA so they can voice their opinion vice not even knowing this is going on.

The next City Meeting is 7 Oct

Comments

Buck

Senior Services

OF ALEXANDRIA

700 Princess Street - Mezzanine Level
Alexandria, VA 22314

Phone: 703-836-4414 fax: 703.836.1252 www.seniorservicesalex.org

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September 24, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street,
Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am writing to you in support of the proposed relocation of *La Bergerie* to 329 N. Washington Street. Senior Services of Alexandria is located directly across the street from the proposed site, and I believe it will greatly enhance the commercial neighborhood.

Laurent and Margaret Janowsky have maintained the excellent level of dining experience that Alexandria residents have enjoyed for almost forty years at *La Bergerie*, and enhanced the Del Ray neighborhood location of their other fine restaurant, *Del Ray Café*. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district.

When the Janowsky's recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am pleased to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to keep their fine dining establishment in the City of Alexandria, and look forward to welcoming them to the neighborhood.

Sincerely,

Mary Lee Anderson
Executive Director

Nathan Randall

From: Sam Shelby
Sent: Friday, September 19, 2014 10:20 AM
To: Nathan Randall; Alex Dambach
Subject: FW: Relocation of La Bergerie

From: PlanComm
Sent: Friday, September 19, 2014 10:18 AM
To: Sam Shelby
Subject: Fw: Relocation of La Bergerie

From: Ann Arnold <annisobel1@gmail.com>
Sent: Thursday, September 18, 2014 4:19 PM
To: PlanComm
Subject: Relocation of La Bergerie

Ann I. Arnold

4 West Windsor Avenue

Alexandria, VA 22301

annisobel1@gmail.com

September 18, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* many times over the years. Not only have I experienced first-class French cuisine and service, I believe

Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building that had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Ann I Arnold

AMERICAN INTERNATIONAL ORTHOPAEDIC ASSOCIATION

ORTHOPAEDIC SURGERY AND ORTHOPAEDIC SUBSPECIALTIES
ARTHRITIS & JOINT REPLACEMENT • SPORTS MEDICINE • SPINE • HAND SURGERY • FOOT SURGERY
ORTHOPAEDIC DIAGNOSTIC IMAGING • ORTHOPAEDIC SUBSPECIALTY REHABILITATION

PLEASE ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 850
OXON HILL, MARYLAND 20750-0850
USA

City Staff, Planning Commission, and City Council
Alexandria, VA

September 24, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington St. Alexandria, VA.

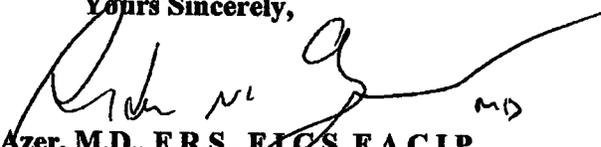
Dear Sir/ Madam,

This letter is to support the application for "La Bergerie" relocation to 329 N. Washington St. Alexandria, VA.

We have been clients of La Bergerie since it opened and our practice involves many Orthopaedic Surgeons, Physical Medicine and Physical Therapy Specialists, and various employees and hundreds of thousands of patients. We have always enjoyed, admired and cared for La Bergerie for the excellence of service, quality of food and elegant milieu of the restaurant. Dignitaries from all over the world, that come to us and we invite them to La Bergerie, have always been most impressed. Previously, it was owned by Bernard Campagne-Ibarcq, and several years ago when Mr. Laurent Janowsky bought the restaurant: we were concerned with what would happen. We were very pleasantly surprised that in fact the restaurant not only maintained its standard of excellence, but in fact continues to improve. I strongly recommend supporting it in its management decision for relocation to 329 N. Washington St. Alexandria, VA. I think you will find this will help our City of Alexandria. We have been practicing in Alexandria for more than 40 years.

If I can be of any further assistance please do not hesitate to contact me. Unfortunately, because of surgery schedule, I shall be unable to attend the hearing.

Yours Sincerely,



Rida N. Azer, M.D., F.R.S., F.I.C.S., F.A.C.I.P.
FAANaOS-C., FABSS-C., FABMLAM-C., FABR-C., FABMS-C., FABIMS-C.,
President, The Metropolitan Washington Orthopaedic Association
President, American International Orthopaedic Association
Chairman, Board of Regents, American Academy of Medical Experts
Orthopaedic Medical Director, United Medical Center

cc: Laurent Janowsky

USA CENTERS

Electronic Mail: AIOA2009@aol.com

WASHINGTON D.C.
2112 "F" STREET, N.W. #804
WASHINGTON, DC 20037
TEL (202) 331-2080
FAX (202) 331-2380

MARYLAND
6144 OXON HILL ROAD
OXON HILL, MD 20745
TEL (301) 839-1600
FAX (301) 567-2618

VIRGINIA
417 N. WASHINGTON ST.
ALEXANDRIA, VA 22314
TEL (703) 548-6666
FAX (703) 548-4825

Janet Barnett
1101 N. Howard Street
Alexandria, Virginia, 22304

September 24, 2014

Dear Mr. Mayor, Members of City Council and Planning Commission Members:

I fully support the effort by Laurent and Margaret Janowsky to move their existing and highly successful La Bergerie restaurant business to 329 N. Washington Street, giving our great city a new and exciting destination - La Bergerie Restaurant and Inn.

This new venture provides a unique dining and overnight accommodations opportunity for residents and visitors to Alexandria. Not only will we add a charming and beautiful inn, in the tradition of our city and its Old Town feel, but we will also gain a high quality restaurant destined to be world class and a significant draw to diners, old and new.

La Bergerie Restaurant and Inn will also breed new life into an old, historic building, perhaps setting it apart from, and a competitor to, nearby and well known locations such as the 1789 Restaurant in Georgetown. The Janowsky's plan ensures maintaining the historical attributes of this 181-year old building, while adding modern touches which ensure safety and enhance the beauty of the location.

This lodging addition for this transformed business will set it apart from traditional hotel chains which dominate our city, and add a refreshing setting based on inns from the past. It will feature improved parking for customers using nearby available space, coupled with changes to parking restrictions in the vicinity which will allow more choices for customers, while not impacting residents in the area.

I encourage city officials to break new ground and overcome any obstacles to approve this fantastic effort by the Janowsky family.

Very truly yours,

Janet Barnett

Old Town Business and Professional Association
P.O. Box 1294
Alexandria, VA 22313

September 22, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear Mr. Mayor, Members of Council, and Members of the Planning Commission:

I write today in my capacity as president of the Old Town Business and Professional Association to express our strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We whole-heartily support their proposed plans for 329 N. Washington Street. The Janowsky's have delivered exceptional service and value to our community since 2000 and their desire to take their highly successful business to an even higher level deserves our support, and yours.

The organization I represent serves the community by advocating, and marketing opportunities for our members and to publicizing the area as a progressive business district in the City of Alexandria. Establishing ***La Bergerie Restaurant and Inn*** at 329 N. Washington Street is in keeping with our desire to grow our businesses, encourage outsiders to come to Alexandria, and to provide our residents with a unique and wonderful setting to work and live. The plan to revitalize an 1833 building and turn it into a new landmark with touches of the old world strikes us as an opportunity we must support. The Janowsky's have proven their ability and vision to provide our citizens and visitors extraordinary cuisine, and now they can enhance our city with a unique place of lodging. They have considered the various obstacles, and have planned accordingly. They care about the neighborhood, and will be excellent stewards as they take this responsibility as a serious one.

These entrepreneurs deserve our support! The ***La Bergerie Restaurant and Inn*** will enhance Alexandria's old and historic district, add additional vitality to our thriving business community, and bring new life to a landmark building in our city.

Sincerely,

Janet Barnett

Begin forwarded message:

From: Nancy Richards <richardsna@verizon.net>

Subject: Lee Mews Position on 329 N. Washington Application

Date: September 17, 2014 at 1:58:04 PM EDT

To: Nathan.Randall@alexandriava.gov

Cc: Faye Padgett <bigredherself@aol.com>, Frank Duggan <fduggan@comcast.net>, J Cavanagh <jjcavanagh@comcast.net>, Laura Beattie <lbbeattie@me.com>

I have attached a position paper from the Board of Directors of Lee Mews opposing the proposed rezoning and special use permit for 329 N. Washington Street. Our condominium association on the 400 block of N. Saint Asaph would be one of the areas most directly impacted by the location of a large restaurant and inn nearby. Please make this document available to other staff members who are working on the proposal and to the Planning Commission.

I have attached two versions of the paper, a PDF with our signatures and a Word document if that is easier to read.

I would like to thank you and your colleagues for taking the time to meet with our neighborhood group yesterday. I believe that we had a fair hearing and that important elements have been added to discussion of this rezoning proposal.

Nancy Richards
Treasurer, Lee Mews
703-683-5909

**POSITION ON SPECIAL USE PERMIT AND REZONING
OF 329 NORTH WASHINGTON ST.**

We are writing as the Board of Directors of the Lee Mews Council of Co-Owners to strongly oppose the Rezoning and Special Use Permit application for 329 North Washington Street. The twenty homes in the 400 block of North Saint Asaph that make up Lee Mews would be adversely and permanently affected by this rezoning and special use proposal.

The historic house at 329 N. Washington stands at the head of an important residential enclave in Old Town. It is a tall, narrow house with a very long frontage on Princess Street, one of two preserved cobblestone blocks in the city. The house and the surrounding blocks are zoned RM, residential medium, and a large restaurant and inn would be totally out of place in this location.

The special nature of this building was recognized when the Planning Commission considered rezoning the adjacent property at 323 in 1997. It was identified as one of three similarly-sited houses that "serve an important land use/urban design function as residential uses, marking on Washington Street the entrance into primarily residential neighborhoods....Although the buildings face Washington Street, the units also have significant frontage on the side streets (Princess and Oronoco), and are thereby part of a block face that is predominately residential. They link and complete the residential neighborhoods."

The lack of adequate off-street parking and the extremely invasive commercial nature of a 153-seat restaurant with a 5-room inn make the proposal unacceptable to the residents of Lee Mews and to our neighbors. Parking is the single largest issue, though not the only issue, on which we and our neighbors oppose this proposal. We reject the applicants' argument that this venture constitutes a hotel with its lower parking requirements. Whatever ratio the city uses to evaluate the application, the fact is that the normal two seatings in the evening could produce cars for as many as 254 patrons circling the streets in search of easy on-street parking.

Lee Mews residents do have one off-street parking spot per unit, but most have two cars and hold residential parking permits. Occasional special events at the Lee-Fendall House already make parking on St. Asaph extremely difficult. The idea of being asked to put up with that situation every night of the week is preposterous. In addition, there would surely be a substantial negative impact on the historic cobblestone roadway caused by these scores of additional vehicles.

The applicants' intent to use 30 spaces in the Professional Insurance Agents building lot across Washington Street is *not a credible contribution to solving the parking problem. If patrons even considered parking on the far side of the very busy Washington Street, they would have to find an unmarked parking lot entrance off Columbus Street, from which neither Princess nor Washington is visible.*

The arrangement of the Lee Mews townhouses in the interior of the block bounded by Princess and St. Asaph Streets makes us vulnerable to the invasive nature of a restaurant operation. Thirteen of our units are lined up parallel to Princess and thus particularly open to the noises and smells from an operation that would extend from continental breakfast at 7:00 am until closing at 11:00 pm.

We are very concerned about the noise coming from the proposed terrace seating, especially the potential for live music until 9:00 pm during the week and 11:00 pm on weekends. The nightly closing at 11:00 pm would also bring the likelihood of general hubbub on the sidewalks of Princess and the surrounding neighborhood late into the night in a quiet residential area.

The very nature of the buildings and property at 329 N. Washington makes the location uniquely unsuited to the applicants' proposed uses. The property is completely closed off from the street by walls. There are only five openings, two doors in the house, a door in the wall on Washington, a street-level cellar door and the sliding gates in front of the carriage house. There is no alley for normal commercial loading, unloading and trash pickup. Trucks are prohibited on Princess Street.

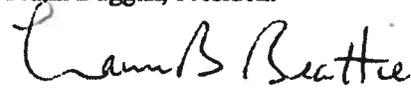
The applicants propose to get around these obstacles by "designating" two parking spaces along Washington for loading, unloading and inn drop off/pickup. Deliveries would be made by hand truck to the cellar steps on Princess. Trash would presumably also be hauled the length of the Princess side of the property to waiting trash trucks on Washington. We do not believe that these are workable arrangements.

The kitchen would be located in the basement of the house. That means that industrial exhaust fans would need to be located at street level on Princess, adding to the smells and noise in a residential area.

The applicants have made it clear that they want to create a destination restaurant, using the Inn at Little Washington as a model. To accomplish this they need our beautiful neighborhood as a backdrop. But this is not a stage set; it is a residentially-zoned area full of tax-paying, voting citizens of Old Town.

The purposes of the Alexandria Zoning Ordinance are clearly stated in Article One. They include to "Protect the established character of existing residential neighborhoods" and to "Promote... the utilization of land for the purposes for which it is best adapted in harmony with the established character of the city". The Planning Commission must turn down this rezoning proposal with its accompanying Special Use Permit.


Frank Duggan, President


Laura Beattie, Director


James, Cavanagh, Director


Faye Padgett, Director


Nancy Richards, Director

September 17, 2014
Lee Mews Council of Co-Owners
406 - 434 1/2 North Saint Asaph Street

Creative Double Parking on N. Washington Street



Taken on Tuesday morning, September 9th at 9:30 am. Fannon Company servicing 323 N Washington St (next door to 329) and parking one vehicle on the sidewalk.

Ronald E. Becker

1735 Belle Haven Rd.

Alexandria, VA 22307

Rbecker441@verizon.net

Sept. 21, 2014

Re: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am writing in support of Laurent and Margaret Janowsky's project to move La Bergerie to 329 N. Washington Street. I first became a resident of Old Town in 1976, currently live in Belle Haven, own two other Old Town residential properties for investment, and have been dining at La Bergerie since my first day in the area. I hope to continue that tradition, as La Bergerie provides the most elegant dining experience of any in this entire metro area: the finest cuisine, the most intimate and charming ambiance, and service and attention to detail in every dimension. I have been impressed with Laurent's obvious management skill since he took over, as the restaurant not only continued its superb performance, but did so in the face of some of the most challenging economic times. He is a gracious host, friendly and approachable to all, and a dedicated business man with high standards.

The proposed new location allows this great restaurant to remain in our community with an enhanced mission, which can only add to Old Town's cachet. But I do not take the concerns of those who worry about it lightly; I have a clear personal interest in seeing our high residential standards remain undiminished. I think Laurent's performance to date, including in his other enterprise—The Del Ray Café-- has demonstrated that his business conduct coincides with the community and its standards, that is, providing a restaurant and inn that caters to those seeking the finest experience in an historic setting. Having spoken to him about it, I know he has

anticipated parking needs, trash handling, and the other things neighbors might raise. He wants to be responsive to neighbors and residents; after all that is only good business. La Bergerie and Del Ray Café have not been, nor is it conceivable that they would ever be, producers of noise or discomfort for residents. To the contrary, they add to the community. And the proposed usage really does fit in with the more commercial aspect of the N. Washington Street corridor around 329.

In short, I want to give Laurent and Margaret the strongest possible endorsement for their proposal to move the restaurant to 329 N. Washington Street, including a small inn . It would be a blow to this community to lose them, especially as the proposal fits so well with Old Town's style and needs. They have succeeded for years here, have reliably provided 5 star dining; and we need to have that kind of a business in our Town. The location and building are perfectly suited to their project. Therefore, I respectfully urge your approval of their project.

Sincerely,

Ronald E. Becker

Michael E. Bennett

308 S. Columbus St. Alexandria, VA 22314

mebcfo@comcast.net

September 24, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

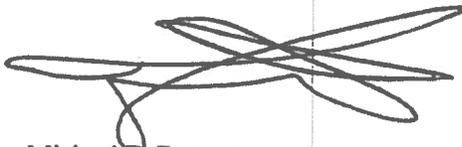
I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* numerous times over the years. Not only have I experience first-class French cuisine and service, I believe Laurent to be one of the most gracious, hospitable, considerate, hard-working hosts encountered anywhere.

I am truly excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district – practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn. Being a patron of Society Fair, I look forward to another engaging venture for Old Town.

Sincerely,



Michael E. Bennett

LTC Timothy D. Bloechl (US Army, Retired)
100 Luna Park Dr., Apt 141 Alexandria, VA 22035
Tim.bloechl@hotmail.com

September 22, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am new to the area and recently experienced *La Bergerie* for the first time. This is an establishment of which the city should be proud. I have travelled to almost 80 countries and dined in countless restaurants. These dining experiences ranged from simply awful to fantastic. I place *La Bergerie* in the latter category. Yet, despite its great cuisine and ambience, it sits hidden away on a quiet side street, concealed from public eye and attention. You have a crown jewel here which, in the proper location and in a historic setting, can become one more reason why residents will love to live and work here, and outsiders will flock to the area and add revenue into the city's coffers.

I fully support the move of *La Bergerie* to 329 N. Washington Street. The Jankowsky's plan to take their solid business to the next level, and to add an Inn which I can encourage friends, business colleagues, West Point classmates, and others to use when they come to town, is an exciting opportunity for the city. This move will also add to the Old Town ambience which draws the outside world to Alexandria. I encourage you to find solutions to minor issues which stand in the way, and aid the Jankowsky's in their plan which will benefit the entire community.

Sincerely,



Timothy D. Bloechl
Director, Global Impact (an Alexandria-based non-profit);
Director, Cyber Security, Quantum Research International;
Director, USMA Class of 1979 Board; and
Advisor, The Center for Strategic Decision Research

From: Bertha Braddock <berthabraddock.bb@gmail.com>

Date: September 24, 2014 at 8:34:15 AM EDT

To: alex.dambach@alexandriava.gov

Subject: **La Bergerie Restaurant and Inn**

Dear Mr Dambach;

We ask that you provide strong support and approval for the relocation of **La Bergerie Restaurant** from the Crilley Warehouse to its proposed new and expanded presence as **La Bergerie Restaurant and Inn** at 329 North Washington Street in Alexandria.

There are several good reasons for your support including retention of a 40-year brand name for dining excellence. Its synergistic draw of Metro-Area people to Alexandria and a statement that has the potential to reverse the "For Rent" signs on Washington Street.

However, the overriding reason is job creation. The Janowskys have already created a second restaurant - the Del Ray Cafe on Howell Avenue. La Bergerie will add an Inn. They are business builders and job creators and should be encouraged so that they will do more.

The 6 million small businesses are our largest business employment "sector". The Janowskys are young and are proven business builders and Alexandria needs more jobs. Particularly entry level jobs for young people who have been hardest hit by the on-going economic downturn.

Alexandria surely grew to be the city that it is because it provided opportunity for the many, not just the few. Let's make that a reality for the youngsters who are our City's future.

Respectfully yours,

Joseph V. Braddock

Bertha Braddock

1101 St Stephens Road
Alexandria, Virginia 22304

703-212-9339

September 18, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors:

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. I have visited La Bergerie many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

As a longtime Alexandria business owner and former resident, I am excited by the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City it has called home for nearly four decades. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, and delivered the popular neighborhood eatery, Del Ray Café. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,



Harry Braswell
6070 Rock Hill Mill Road
The Plains, VA 20198
C 703-929-2911
harry@harrybraswell.com

CANFIELD & ASSOCIATES, INC.

MEMORANDUM

DATE: September 18, 2014

TO: City of Alexandria City Council
City of Alexandria Planning Commission
Mr. Nathan Randall
Mr. Alex Dambach

FROM: Anne C. Canfield

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street,
Alexandria, VA

I am writing to you to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* restaurant to 329 N. Washington Street, Alexandria, VA. I own two companies, Canfield & Associates, Inc. and Canfield Press, LLC, that are located in Old Town Alexandria. In addition, my home is located at 823 Oronoco Street, Alexandria, VA, which is very close to 329 N. Washington Street. With having both my businesses and my home in Alexandria, VA, I am very interested in ensuring that Old Town Alexandria's historic charm is not only maintained, but enhanced.

Over the years, I have visited *La Bergerie* many times. My guests and I have experienced wonderful French cuisine and service at *La Bergerie*, and I have found Laurent to be one of the most gracious, honest, and hard-working hosts encountered anywhere. I am very excited by the prospect of the Janowskys buying and moving *La Bergerie* into a beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district, practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building that had been vacant for two years; hired a local contractor, Harry Braswell; and opened the popular neighborhood eatery, *Del Ray Café*.

Their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed

activity in an otherwise “dead zone” along the entrance to Old Town from Washington, D.C. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

While the building is currently zoned by the City of Alexandria as residential property, the rest of the block on both sides of the street are zoned commercial, as are a majority of the buildings in the blocks to the immediate north and south of the property. The property’s location on the City’s main north/south commercial thoroughfare and a short taxi ride from the airport make it ideally situated to serve both the local community and visitors alike as the City’s only historic inn. Unlike other historic East Coast cities, Old Town Alexandria has not had overnight accommodations in a historic structure for many decades.

The Janowsky’s proposed use of the property as a fine dining French restaurant on the ground floor and a five-room inn on the upper floors provides the best of both worlds for the protection and enjoyment of this beautiful property. I reviewed the renovations proposed to convert the historic structure to the intended use, and they are relatively minor.

While the property has three parking spaces, the Janowskys have arranged for 30 additional dedicated parking spots for their customers during peak hours (nights and weekends) at the Professional Insurance Agents Association building across the street (catty corner) from the property. These additional parking spaces are more than sufficient to meet the needs of their customers and to ensure that any potential impact on the neighborhood is mitigated.

I am very pleased to strongly support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria, but to enhance the historic district’s very fabric with the addition of a historic inn. Their restaurant, relocated to 329 N. Washington Street, would enhance the charm and add to the vibrancy of Old Town Alexandria, VA.

It is my hope that the appropriate authorities in the City of Alexandria will approve the Janowsky’s application.

Many thanks for your consideration of my views. I am

Sincerely,



Anne C. Canfield

Dr. Lola Capps, DC
3140 Commonwealth Avenue Alexandria Va 22305
drloladc@yahoo.com

Sept 25, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. I know that you get to experience first-class French cuisine and service.

I am excited by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the City's main commercial streets, allowing ***La Bergerie*** the permanent home it deserves in the City it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district which has not been an option for decades.

I am happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Dr. Lola Capps, DC

Amanda Chandler
1741 N. Cliff Street, Alexandria, VA 22301
Mander67@comcast.net

Date

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,


Amanda Chandler

K. Chewning

September 25, 2014

To: City Staff (nathan.randall@alexandriava.gov and alex.dambach@alexandriava.gov)
Planning Commission (PlanComm@Alexandriava.gov)
Mayor Euille, Vice Mayor Silberberg, City Councilors

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I wanted to take this opportunity to express my support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street.

I have visited **La Bergerie** many times over the years and have always enjoyed this venue for special occasion dinners.

I am thrilled with the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades.

With all of the new residential construction delivering on the north end of Old Town, we residents who live in this quadrant are anxious to have more quality restaurants and retail establishments to walk to.

La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Kay Chewning
716 N. Henry St.
chewningkk@aol.com

Sam Shelby

From: PlanComm
Sent: Friday, September 26, 2014 8:17 AM
To: Sam Shelby
Subject: Fw: Support of relocation of La Bergerie Restaurant to N. Washington Street
Attachments: Support_Letter_-_La_Bergerie_(KC).docx

From: K. Chewning <chewningkk@aol.com>
Sent: Thursday, September 25, 2014 7:30 PM
To: Nathan Randall; Alex Dambach; PlanComm; Allison Silberberg; John Chapman; Justin Wilson; Paul Smedberg; Timothy Lovain; Del Pepper; William Euille
Subject: Support of relocation of La Bergerie Restaurant to N. Washington Street

Dear Mayor, Vice Mayor, City Staff, Planning Commission, City Councilors,

Please find attached a letter in support of La Bergerie Restaurant's proposed relocation to N. Washington Street. We feel this will be a great amenity for the north end of Old Town and are looking forward to many enjoyable meals there in the future. In addition, this would provide a lovely Inn on the north end of town which would be a fantastic use for this lovely historic building.

Thank you.

K. Chewning
chewningkk@aol.com

From: cranerlorne@aol.com [mailto:cranerlorne@aol.com]

Sent: Friday, September 12, 2014 11:06 AM

To: William Euille

Subject: Opposition to Special Use permit 2014-0079

Dear Mayor Euille -

I am writing in opposition to City of Alexandria special use permit 2014-0079, which would see the La Bergerie restaurant move from its present North Lee Street site to 329 North Washington, at the corner of Princess. I have lived down the block at 601 Princess Street for 18 years.

The move of La Bergerie to 329 North Washington would greatly change the character of the area; there are no other restaurants for more than a two block radius, and the closest about King Street or are in the Trader Joe's building.

The applicant has made provision for some of the required 46 parking spaces, but is in the 7/29/14 application requesting a variance on the majority. If an Old Town home owner wants to build on a single off street parking space, their desire is assumed to create a parking problem in Old Town. Why is a business is treated so differently? In this case the restaurant is claiming that its visitors will be willing to park in underground garages as far as four blocks away (today its patrons can park in lots across North Lee Street). First, I'm wondering how many Old Town businesses claim that their visitors will park in those garages and how long ago as a result those garages reached capacity? Second, if you're coming to La Bergerie for a romantic two hour dinner, are you more likely to park in and walk from an underground garage four blocks away or to park on the cobbled block of Princess next to the restaurant? Neighboring residents like me would undoubtedly end up facing a Georgetown type parking situation, parking, having our children walk with school backpacks and athletic gear, and hauling groceries from a block away as La Bergerie patrons arrive for breakfast, lunch and dinner.

Second, the logistics required for operating the restaurant for breakfast, lunch and dinner will disrupt what has been a quiet neighborhood, with food trucks arriving constantly, frequent cleaning operations of the planned outside dining area leading to waste water flowing down Princess Street, and, as the application notes, daily garbage collection. The owners may claim that all this will be handled via the building's small front door on Washington Street, but more likely is that they'll use the 11 foot wide door off their outside dining area on Princess Street, resulting in frequent truck trips on what has always been a quiet cobbled street.

Third, what has been a quiet residential area will be subjected to on site and departing patron noise and cooking smells from 8am past the late night closing time of 11pm. La Bergerie's application notes that they also plan to host weddings, special events etc. at the site, adding to the pollution that will emanate from the site.

I've been told repeatedly that because the applicants who own La Bergerie are well liked and politically connected in Old Town, opposition to their plan is a waste of time. I hope that you will examine the application on its merits and take into account the interests of area residents. Business tax dollars are important for the city, but the well being of Old Town residents should not come last.

I'll be at the various hearings on this topic and look forward to seeing you there.

Thank you for your attention.

Lorne Craner
601 Princess Street

Sent from AOL Mobile Mail

Thomas D. Crowley and Christena Nielsen

214 North Royal Street, 214 South Lee Street, 1501 Duke Street,
1316 King Street, 1305 Cameron Street, 1321 Cameron Street - Alexandria, VA 22314
703-838-0472

September 15, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We are writing today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. We have been regular visitors to *La Bergerie* over the years and have very much enjoyed the first-class French cuisine and service. We have found Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

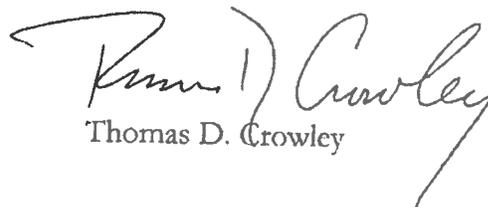
When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in an historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of an historic inn.

Yours Sincerely,



Christena Nielsen



Thomas D. Crowley

cc: Laurent and Margaret Janowsky

Dan and Diana Curfiss
540 Second Street, Unit 404 Alexandria, VA 22314
dcurfiss@comcast.net

18 September 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We write today to express our **strong support** for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We have visited ***La Bergerie*** many times over the years. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere. We count Laurent and Margaret among our dearest friends and have often shared special family occasions with them knowing they will host us as old friends and make our event even more special and memorable. We come from a large family and when relatives come to visit part of sharing Old Town with them is introducing them to ***La Bergerie***.

We) are excited by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the City's main commercial streets, allowing ***La Bergerie*** the permanent home it deserves in the City it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely, Dan and Diana Curfiss

Sam Shelby

From: Cathleen Curtin <ccurtin1@comcast.net>
Sent: Wednesday, September 24, 2014 4:40 PM
To: Sam Shelby
Cc: H Stewart Dunn
Subject: RE: oppose rezone of 329 N Washington St

Correction to Typo: property was placed on real estate market in July 2012 according to MLS.
Cathleen

From: Sam Shelby [<mailto:sam.shelby@alexandriava.gov>]
Sent: Wednesday, September 24, 2014 12:25 PM
To: ccurtin1@comcast.net
Cc: H Stewart Dunn
Subject: RE: oppose rezone of 329 N Washington St

Cathleen,

Thank you for your statements. They will be included in the official record for the case.

Best regards,
Sam

From: Cathleen Curtin [<mailto:ccurtin1@comcast.net>]
Sent: Wednesday, September 24, 2014 12:21 PM
To: H Stewart Dunn
Cc: Sam Shelby
Subject: oppose rezone of 329 N Washington St
Importance: High

Hi Mr. Dunn and Mr. Shelby,

As a 25 year resident and business owner in the Old + Historic district of Alexandria you and I have met on a few occasions on issues that protect and improve our city.

I live a block from 329 N Washington St and oppose the application to rezone.

History:

The seller purchased the property in 2004 and made many improvements such as the carriage house/ garage. They put this large historic home on the real estate market in July 2014 at \$4.7 M. With little to no offers in February of this year it was reduced to \$3.195 M. Now, they are willing to cut their losses and compromise our neighborhood. A neighborhood, we, the residents many here for over 40 years, all find to be quiet, residential and characteristic of the best of Old Town neighborhoods.

Mr. Dunn, in this quiet neighborhood of townhouses along Princess St. I have lived at 501 for eight years. I previously lived on the 400 block of Wilkes St for 15 years – a very busy neighborhood with the Safeway, the Lyles Crouch School and 3 churches within 2 blocks. I know very well the issues of parking and noise from living on busy Wilkes Street. I and my neighbors near 329 N Washington St. along Princess St. and the adjacent blocks have enjoyed the residential character and peacefulness of our blocks for many years. Many of my neighbor residents have lived here for over 40 years.

We, in Old Town, have always been concerned about the degradation of our historic assets, erosion of our residential neighborhoods as commercial interests creep in, and usurpation of our on-street parking. The proposed rezoning from residential to high intensity commercial hotel -restaurant use of this historic home and cobble stone street in the 600 block of Princess St., corner of N. Washington St. at 329 N Washington St. would challenge all of these concerns. We do not see this rezoning as a benefit to anyone but the seller and the applicant.

Many of us here and on nearby streets adjoining the Princess St. corridor are fighting this project, but the “applicant” has access to virtually unlimited financial resources and has a high-powered land-use attorney working for them full time. Thus, our adversaries are imposing. However, with a united, strong opposition, we can prevail. We would like to have you join us in our efforts to prevent this project from going forward. I have attached to this email two items: first a “flier” to provide quick notification of the issue where one can quickly disseminate information; and, second, a 3-page position paper we drafted explaining the facts and nuances of the situation. Please read it carefully. This paper has been formally submitted to the city for inclusion in the material you and your fellow commissioners on the Planning Commission will consider when it takes up this application and holds a public hearing at its Oct. 7 meeting. I understand it will go before City Council on October 18th.

We would appreciate your support on this effort not to rezone 329 N Washington St.
Mr. Shelby if you would please forward my letter to the other commissioners it would be most appreciated.

Best regards,

CATHLEEN

Cathleen Curtin RA AIA
CATHLEEN CURTIN Architects PLC
703 930 9322
www.cathleencurtinarchitects.com
O 703 836 8276
M 703 930 9322
F 703 836 8288
501 Princess Street
Alexandria, VA 22314



Member of The American Institute of Architects



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Nathan Randall

From: Robert Dawson <rdawson@dawsonassociates.com>
Sent: Friday, September 19, 2014 4:27 PM
To: Nathan Randall; Alex Dambach; PlanComm
Subject: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Robert and Susan Dawson
1214 Key Drive
Alexandria, VA 22302
Robert_Dawson@comcast.net
Susan_Dawson@comcast.net

September 19, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor, and City Councilors:

We are writing you today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street.

Our family, friends, and we have visited La Bergerie regularly over the years since Laurent and Margaret opened this wonderful establishment. We have enjoyed experiencing first-class French cuisine and service, and Laurent is one of the most gracious, hospitable, hard-working hosts ever.

When our son, Steve, was married 12 years ago, we had an important pre-wedding dinner just for family at La Bergerie, and the atmosphere, food, and setting was just perfect for that. Also, as a small business owner in Washington, D.C. that is very prominent in its field, we have used La Bergerie on a number of occasions for very important dinners with clients and potential clients. We have also had our firm-wide Christmas dinner there before, too. Needless to say, La Bergerie is a very important institution to us and the City.

The Janowskys have called the City of Alexandria home for nearly four decades, and we look forward to them staying for many more. We hope and believe that relocating the restaurant will secure its future as a continued staple of Alexandria fine dining. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district; it is practically a landmark itself!

The Janowskys recently invested in Alexandria City by purchasing an older building in the popular Del Ray area which had been vacant for two years, hiring local son and contractor Harry Braswell, and delivering the popular neighborhood eatery, Del Ray Café. We believe that 329 N. Washington Street will be a good, lasting location for La Bergerie so that the great services of the restaurant can continue to be rendered; we anticipate that this location for their proposed restaurant and inn will offer this historic building a similar new lease on life and increased, vibrant activity in an otherwise inactive “dead zone” along the entrance to Old Town from Washington, D.C. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in an historic residence in the Old Town district.

We are pleased to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to maintain their already well-respected restaurant in the City of Alexandria and to enhance the old and historic district’s very fabric with the addition of an historic inn.

Sincerely,
Bob and Susan Dawson

Robert K. Dawson | President

Dawson & Associates, Inc. | 1225 I ST, NW, Suite 250 | Washington DC 20005

direct 202.289.2060 | fax 202.289.8683

www.dawsonassociates.com | rdawson@dawsonassociates.com

Marjorie Finkelburg
108 N. West Street
Alexandria, VA 22314
margie.finkelburg@molinahealthcare.com

September 18, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

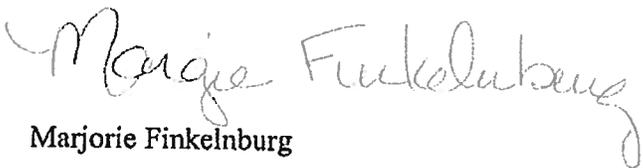
This letter is sent to you to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. Having visited *La Bergerie* many times over the years, not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

Additionally, I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,


Marjorie Finkelburg

Dale Claire Gibb
21 Wolfe St.; Alexandria Va., 22314
d.gibb@comcast.net

September 23, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* innumerable times over the years. Not only have I experienced first-class French cuisine and service, I know Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am very excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. Their imagination and energy in carrying through such an enterprise with such panache is an example of how their proposal for the proposed restaurant and inn at 329 N. Washington Street can be similarly successful. The proposal offers this historic building a new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally

offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

A handwritten signature in cursive script that reads "Dale Claire Gibb".

Dale Claire Gibb

Nathan Randall

From: Hurron@aol.com
Sent: Tuesday, September 23, 2014 3:48 PM
To: Nathan Randall; Alex Dambach
Subject: Relocation of Labergerie Restaurant

Gentlemen,

I write this in support of the request of Mr. Laurent Janowsky to relocate Labergerie Restaurant from its present location on N. Lee St. to 329 North Washington Street. It is my understanding that this historic building, a long time residence with office accommodations, includes space appropriate for overnight guests and that Mr. Janowsky's intent would be to develop the property into a restaurant and inn facility.

I have known Mr. Janowsky and his wife Margaret for approximately ten (10) years. I have enjoyed innumerable fine meals at their Labergerie Restaurant, and it is the site my wife and I habitually select to celebrate special occasions. Additionally, after retiring from the U.S. Military, I spent a decade as a business executive in a company where I was involved in a wide range of International programs. On a number of occasions, we hosted important foreign guests for lunch or dinner at Labergerie. Among these foreign dignitaries were the Presidents of two Nations and a number of foreign ambassadors. We chose Labergerie, not only for the fine quality of the food, but also because Mr. Janowsky would always insure that we were able to eat in a quiet semi-private location where, while dining, we could discuss business matters. The service was always superb and food and drink unfailingly presented with elegance and proper decorum expected when entertaining important guests.

I have complete confidence that if Mr. Janowsky's request to relocate his restaurant and to develop inn facilities at the North Washington Street site are approved by the City of Alexandria, his efforts will contribute significantly to the City's continuing improvements and to protecting the special historic nature of the City that has thus far been maintained so superbly. I know that this is his and Mrs. Janowsky's intent and I have absolutely no doubt their work will in the end lead to a restaurant / inn that will be embraced and applauded by the citizens of the Alexandria.

Respectfully submitted,

Ronald H. Griffith
General, U.S. Army
Retired

Nathan Randall

From: Susan Hellman <shellman@nvrpa.org>
Sent: Thursday, September 25, 2014 4:00 PM
To: Nathan Randall; Alex Dambach
Subject: SUP 14-079; 329 N. Washington Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Randall and Mr. Dambach,

I am writing in support of SUP14-079, a request to amend the land use designation, change the zone, and operate a hotel and restaurant at 329 North Washington Street. As the Director of Carlyle House, a member of the Board of the Historic Alexandria Resources Commission, member of the Board of Governors of the Alexandria Convention and Visitors Association, and a City resident, I feel that the Janowskys' plan would be of great benefit to the community, and would revitalize North Washington Street. Siting La Bergerie at that location will expand interest in that end of town, drawing more visitors to historic sites such as the Lee-Fendall House and the Black History Museum. As a professional architectural historian, I appreciate that the Janoskys intend to respect the historic nature of the house when renovating it to accommodate a restaurant and inn.

Like the proposed site of the new La Bergerie, Carlyle House is adjacent to a residential neighborhood. We have residential homes to our north and to our east, and have managed to maintain beneficial relations with our neighbors. We rarely get complaints about noise or other issues. The Janowskys' application indicates that they take this issue seriously, and have outlined several strategies designed to minimize any potential conflict.

Finally, the Janowsky and Ticer families have faithfully and tirelessly served the City of Alexandria for decades. They are excellent stewards of the history of the City, stellar citizens, and upstanding entrepreneurs. This proposed venture will be a boon to the City, and I heartily endorse it. Please feel free to contact me if you have any questions or comments.

Best regards,

Susan Hellman
Director
Carlyle House Historic Park
A Property of the Northern Virginia Regional Park Authority
121 North Fairfax Street
Alexandria VA 22314
Phone: 703-549-2997
www.carlylehouse.org

Freeman & Heather Jelks

611 N. View Terrace
Alexandria, VA 22301
FNJ3@juno.com

September 17, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

To: Alexandria City Staff, Planning Commissioners, Mayor and City Councilors

We are writing in support of Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We know them both personally and find the Janowskys to be outgoing, honest, hard working restaurateurs - as well as wonderful neighbors.

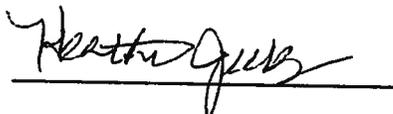
We believe their proposed restaurant and inn at 329 N. Washington St. is simply a great idea! From our perspective, the current location on N. Lee St. is too far out of the way. And, the addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to keep their well-respected restaurant in the City of Alexandria and enhance Old Town with the addition of a historic inn.

Sincerely yours,



Freeman N. Jelks III



Heather O'Neill Jelks

September 10, 2014

To The Planning Association of Alexandria, Va.

Letter of Recommendation for Laurent Janowsky:

The Del Ray Café has been a part of our neighborhood for several years now.

It is located directly across the street from my residential home.

My wife and I have greatly enjoyed what his establishment has brought to our neighborhood.

We have found them to be very courteous and mindful of any and all impact they may have on their neighbors.

Sincerely,

Carlton and Ann Jones

204 East Howell Ave.

Alexandria, Virginia 22301

Nathan Randall

From: Todd Juneau <TJuneau@juneaumitchell.com>
Sent: Thursday, September 18, 2014 5:54 PM
To: Nathan Randall; Alex Dambach; PlanComm
Subject: Support for Relocation of La Bergerie to 329 North Washington

Follow Up Flag: Follow up
Flag Status: Flagged

Re:
Relocation of La Bergerie to 329 North Washington

Dear Sir,

I am writing to express my support for the relocation of La Bergerie to 329 North Washington. When my law firm was located on Fairfax Street, we ate at La Bergerie regularly. It also provided a special place to take clients that were visiting. Sure, there are other restaurants in Old Town – but when Laurent would greet me with a big smile and handshake, and take the time to come and sit with us, it made me look good in front of my clients, and they felt welcome. I don't know of any other restaurant where I could be treated like that.

The idea of having Laurent closer to my existing law firm at 108 N. Columbus is exciting to all of us, both for access to the restaurant, and for being able to provide my visiting clients with an Inn to stay at where they would be treated very well, and made to feel welcome in Old Town.

Laurent is a straight arrow – you can trust him to take care of this gem of a property and to continue to take care of his customers. I believe that you can also trust that, during this down economy, with King Street shops closing, and questionable businesses moving in, that if we miss this opportunity and let one of our star-players go to another community, it would be an unforgivable mistake. Please make it work.

With best regards,
Todd Juneau
Registered Patent Attorney
Juneau & Mitchell IP Law Firm
108 N. Columbus St. 2nd floor
Alexandria, Virginia 22314-3013
(703) 548-3569 tel
(703) 940-1142 fax

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KENNETH A. & RUBY H. KRANTZ

3605 Surrey Drive
Alexandria, Virginia
Phone (703) 799-7549
Fax (703) 799-5128
SirKz@aol.com

September 26, 2014

City Hall
Mayor and City Council
301 King Street
Alexandria, Virginia 22313

Ladies and Gentlemen:

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

We write today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. We have visited *La Bergerie* many times over the years. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City finally to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are pleased to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor not only to keep their already well-respected restaurant in the City of Alexandria but also to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Kenneth A. Krantz & Ruby H. Krantz

Debra Landa
2806 Farm Road
Alexandria, VA 22302
debbie@briartek.com

September 16, 2014

RE: Proposed Relocation of ***La Bergerie*** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am writing to express my support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. I have visited ***La Bergerie*** many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be a gracious, sincere, hospitable, considerate, honest, and hard-working host.

I am excited by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the city's main commercial streets, allowing ***La Bergerie*** the permanency it deserves in the city it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the city's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the city in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building (which had been vacant for two years), hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the city to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Debra Landa

Judy Dorsey Luna
8104 Riverbend Court
Fort Washington, MD 20744
asi7371@aol.com

September 17, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors:

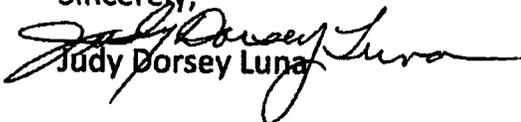
I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, **Del Ray Café**. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life, and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria, but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,


Judy Dorsey Luna

Nathan Randall

From: Carolyn Merck <cmerck@comcast.net>
Sent: Thursday, September 11, 2014 11:08 AM
To: Nathan Randall
Cc: 'Nancy Richards'; rrigby@aol.com; hrigby@aol.com; 'Betsey N Jon Rosenbaum'; ccurtin1@comcast.net; vmgthehill@aol.com
Subject: parking spaces required for restaurants

Mr. Randall:

I am seeking information regarding the number of off-street parking spaces that would be required if La Bergerie restaurant were to locate a 153-seat restaurant in the building that is currently a private residence at 329 North Washington St., corner of Princess St.

At a formal meeting with nearby neighbors last Monday afternoon, Cathy Puskar, the attorney for the applicant, claimed that for restaurants in the east part of the city, the code requires only one off-street space per 8 restaurant seats. I think that is incorrect. The 1/8 ratio as established in city code seems to apply only to office buildings of four or more stories and providing a restaurant that is primarily for employees working there and that is not signed on the outside as a restaurant available to the general public.

I understand that La Bergerie may be seeking a waiver of the required number of off-street spaces, which is one space for every 4 seats. However, as I understand the current code language, the conditions for applicability of the 1/8 space ratio would not be met for the new location of La Bergerie.

I would greatly appreciate your helping me on this issue. I am writing a position paper for the neighbors to give to the city regarding this application and want to have all my facts correct.

You can reach me by phone at (703) 549-5506, or by email at cmerck@comcast.net. THANKS!
Carolyn Merck

Nathan Randall

From: Carolyn Merck <cmerck@comcast.net>
Sent: Thursday, September 11, 2014 1:17 PM
To: Nathan Randall
Cc: 'Nancy Richards'; rrigby@aol.com; 'Jon Rosenbaum'; 'Betsey N Jon Rosenbaum'; ccurtin1@comcast.net; hrigby@aol.com
Subject: Again, LaBergerie

Mr. Randall,

Since my prior message I have come across subsection 21 of 8-200. That section says that **HOTELS** in parking district 1 shall provide a minimum of .7 parking spaces per room and one parking space per each eight restaurant and meeting room seats.

So, are the Janowskys claiming that the main, primary use of their proposed facility is HOTEL???? And if they get away with that, then the requirement for only one parking space per restaurant seat in that hotel would be required?! That would be a travesty and, to me, a perversion of the situation that section of code is intended to cover.

Please advise.

Carolyn Merck

(703) 549-5506 cmerck@comcast.net

Nathan Randall

From: Carolyn Merck <cmerck@comcast.net>
Sent: Friday, September 12, 2014 9:43 AM
To: Nathan Randall
Subject: Attached neighborhood position paper
Attachments: stop LaBergerie.docx

Sept. 12, 2014, 9:35 a.m.

Mr. Randall:

Attached is a 3-page position paper prepared by the neighbors of the Princess St. community in opposition to the application of La Bergerie restaurant to convert the single family residence at 329 N. Washington St./600 block Princess St. into a large restaurant.

Please be sure this document is distributed to the staff who are preparing the report for the Planning Commission's Oct. 7 meeting at which this item is scheduled for consideration and to the members of the Planning Commission themselves.

If you need further information, please call me at (703) 549-5506, or email me at cmerck@comcast.net. I live at 324 North Royal St., which is at the corner of Princess St. and North Royal St. The entrance to my front door is from the 400 block of Princess St.

I continue to expect a response from you to my emailed questions yesterday about this application and certain assumptions about parking requirements for the proposed facility, which is a restaurant, not a hotel.

Thank you,
Carolyn

REQUEST FOR SPECIAL USE PERMIT AND REZONING OF 329 NO. WASHINGTON ST.

Introduction. The building at 329 North Washington St. is an historic single-family home dating to the early 1800s. In the middle 1990s a new owner undertook major renovations; the current owner purchased the property in 2004 and made more improvements intending to continue using the property as a personal residence. In 2006 she built on the property a large garage with an upstairs apartment. Recent efforts to sell the property have been unsuccessful, and now the owners of La Bergerie restaurant, currently located at 218 N. Lee St., are proposing to purchase it and convert it to a 153-seat restaurant with 5 rooms for occasional overnight guests and with a special events venue. Regular hours of operation would be from 8:00 a.m. to 11:00 p.m. daily. The property is currently zoned RM, residential medium, the traditional Old Town zone.

Zoning. Alexandria's 1992 zoning code designated the property as residential, noting that it marks the entrance from Washington St. into a residential neighborhood east of Washington St. and specifically to historic Princess St. The applicant seeks to have this property rezoned to CD, commercial downtown. The project would require a Special Use Permit (SUP) to operate a restaurant, which is a high-intensity commercial use.

The applicant claims that this property should be re-zoned and granted an SUP as a restaurant because of its frontage on Washington St. which has a commercial character in large part, but not exclusively. The history of this property and of Old Town residential land use says that although this home fronts on a street featuring commercial uses, its primary importance is as an historic residence. In essence, the residence, with its long frontage on Princess St., marks an entrance from Washington St. into a quiet, historic noncommercial area of family homes. Additionally, with conversion to residential use of the "Cotton Factory" building at 515 North Washington St. and the old Health Department at 509 N. St. Asaph St., this area is becoming more residential and less commercial.

Some years ago when the city was seeking to establish an identifying gateway for motorists entering Alexandria on the George Washington Memorial Parkway from the north, it converted an old Motel building on the east side of N. Washington St. into a private residence and built another large residence next to it. These two buildings reflect the residential townhouses that had been built opposite them, on the west side of N. Washington St. These complementary residential developments characterize N. Washington St. as an area where private homes are an important component of the mix of uses on that thoroughfare.

The Position of the Neighbors. The vast majority of property owners and residents in the immediate area oppose rezoning and issuance of a restaurant SUP. The lack of adequate, convenient parking for patrons and employees is a key concern of the neighbors, but the proposed conversion to an extremely invasive commercial use would engender additional issues. A restaurant with extensive outdoor activity, the associated lighting, music, constant auto and foot traffic around the nearby homes, plus the almost hourly need for day-time service trucks would be severely disruptive to the neighbors. A large restaurant in this location is antithetical to Alexandria's goals for preservation of Old Town's residential neighborhoods and its finest historic assets. A summary of our major concerns follows.

Patron Parking. The lack of off-street parking conveniently located on or near the site makes the proposed use restaurant use unworkable. The facility's seating capacity is 153 seats, including 101 seats indoors and 52 outdoors. The CD zone requires one off-street parking space per four restaurant seats plus 0.7 spaces per guest room, for total of 42 off-street parking spaces (excluding employees). *We find this*

number of parking spaces wholly inadequate for a restaurant of this type in the proposed location. The location on Princess St. away from casual shopping or other points of Old Town interest that would attract foot traffic means that far more cars will arrive at the facility than one per four patrons. Couples do not carpool to dinner; groups of singles often drive separately from different directions and meet to dine at a place like La Bergerie. Hence, the number of autos needing parking spaces is more likely to be one space for every two seats. Following is an illustration of a more realistic, even conservative, number of parking spaces needed for patrons during the months in which the outdoor seating is in use:

Assume 120 patrons per evening seating, @ 2 patrons/car =	60 cars
Add 0.7 spaces for each of the five rooms in the inn =	4 spaces
Total parking spaces for an average evening, no special events:	64

The applicant claims a substantial number of patrons would walk to the restaurant. However, the off-the-beaten-path location on N. Washington St. and the often treacherous footing on many Old Town brick sidewalks, particularly after dark, make it unlikely that any significant number of patrons would arrive on foot.

We reject the applicant's claim that this facility is primarily a hotel and as such needs to provide only one parking space per eight restaurant seats. The applicant says that 30 parking spaces could be made available after business hours in the lot behind the office building at 400 North Washington St. This plan has several problems: 1) persons familiar with parking habits in the area report that this parking lot is already heavily used in the evening, thus spaces would have to be reserved for La Bergerie patrons and an attendant employed to enforce that system; 2) there aren't enough spaces in that lot, even if all were reserved for La Bergerie; 3) the only entrance to that parking lot is through an obscure drive aisle from North Columbus St., from which the lot is only partially visible; 4) there is no parking offered for day-time lunch patrons or for overnight parking for the five guest rooms.

It is most likely that about 40 of the 60 cars coming to the restaurant to dine on a typical evening would circle the nearby residential streets seeking on-street free parking. The most immediately impacted locations would be the historic cobblestone block of Princess St., the 500 and 400 blocks of Princess, and the 300 and 400 blocks of N. St. Asaph St., N. Pitt St. and N. Royal St.

The Neighborhood and Parking Shortcomings. Some might argue that the neighborhood streets are restricted to permit-holders, thus neighborhood street parking would be protected. Unfortunately, our experience is that visitors park there anyway. All of Princess St. and the 300 blocks of N. St. Asaph, N. Pitt, and N. Royal have a 2-hour window of free parking for non-resident cars; many restaurant patrons or those frequenting the bar would park there if planning to stay two hours or longer, since they can count on lack of enforcement. Many homes on these blocks have no off-street parking and must rely on the availability of on-street spaces. The 400 blocks of N. St. Asaph, N. Pitt, and N. Royal have no time limit on parking for nonresidents after 5 p.m. daily and none all day and night Saturday and Sunday. *Approval of a restaurant with waiver of off-street parking would amount to the city's being complicit in chasing tax paying city residents out of their street parking in order to give that parking to others.*

Employee Parking. The facility would employ 12 to 20 workers, including 16 on weeknights and 20 on weekend nights. The proposal states, *"It is anticipated that most employees will either walk, bike, or take public transit to La Bergerie."* This is a dubious proposition. How many restaurant workers walk, bike, or take public transportation when they know they will leave work after 11:00 at night?

Outdoor Terrace Uses. The application identifies a total of 52 outdoor terrace seats and states that there will be live music. Thus, during the months when the neighbors would seek the quiet enjoyment of their own gardens, the restaurant would light the area and fill it with the sounds of 56 people talking, dishes and glassware clanging, and music playing.

In general, the need for patron and employee parking, the car and foot traffic and outdoor venue noise of the proposed commercial establishment would destroy the quality of life in this quiet residential Old Town neighborhood.

Deliveries and Trash. The application says there will be five deliveries daily. Those deliveries plus refuse collection amount to about one service truck idling in a parking or traffic lane of Washington St. almost hourly during a business day. A large gateway would have to be made in the wall on the home's west (front) on Washington St. In the mornings, the curb lane of Washington St. is an HOV lane, and it is a metered parking lane after that. If Washington St. were to be used for service trucks, they would block a lane of N. Washington St., or convert public parking into a loading zone. Drivers making last minute lane changes to avoid a truck would create a hazard.

Tearing apart Old Town's Historic Residential Fabric. In 1997 the owner of 323 N. Washington St. sought rezoning from RM to a low impact commercial use (not a restaurant). At that time, the city staff reviewed the zoning and historical status of residential properties in that area and, with regard to the two homes on the corner of Princess St. and N. Washington St., wrote:

The two somewhat grand homes...serve an important land use/urban design function as residential uses, marking on Washington St. the entrance into primarily residential neighborhoods...Although the buildings face Washington Street, the units also have significant frontage on the side streets (Princess and Oronocco), and are thereby part of a block face that is predominately residential. ***They link and complete the residential neighborhoods.*** [Emphasis added] [p. 7]

But much of the staff report discussing rezoning of 323 N. Washington St. is not applicable to the rezoning and restaurant use being proposed now for 329, in large part because of the need for substantial amounts of patron parking and because of the intensity of restaurant use compared with, say, the professional office use that was contemplated for 323 N. Washington St.. ***The current proposal to turn this private single-family home into a commercial venture including a large restaurant, bar, inn, and special events venue is not contemplated in the 1997 rezoning and would be completely incompatible with Alexandria's goals to preserve residential neighborhoods and cherish its unique historic assets.*** For decades, residents of Old Town have fought against allowing commercial uses to creep into residential blocks, against commercialization of residential properties in general, and against conversion of noncommercial space or even low intensity commercial space to restaurant use in Old Town in particular. Once 329 North Washington St. ceases to be an historic residence, it will never be a residence again. Should the proposed restaurant fail, no one can say what would come next, but the quiet residential character of that corner and that historic block would be changed forever.

This application must be denied.

NEIGHBORHOOD ALERT!

THE OWNERS OF LA BERGERIE RESTAURANT ARE PLANNING TO CONVERT THE HISTORIC HOME ON THE S.E. CORNER OF N. WASHINGTON ST. AND THE 600 BLOCK OF PRINCESS ST. INTO A 153-SEAT RESTAURANT, BAR, INN, AND SPECIAL EVENTS VENUE... *WITHOUT THE REQUIRED OFF-STREET PATRON PARKING!*

IF APPROVED BY THE CITY:

**DOZENS OF CARS WILL SEEK PARKING ON OUR RESIDENTIAL BLOCKS EVERY EVENING;
DAYTIME PATRONS WILL TAKE OUR PARKING SPACES AT LUNCH HOUR;
PATRONS OF THE OUTDOOR BAR AND DINING TERRACE WILL GENERATE NIGHTLY NOISE;
DELIVERY AND TRASH TRUCKS WILL SERVICE THE FACILITY SEVERAL TIMES A DAY;
SPECIAL PARTY EVENTS WILL BRING ADDITIONAL CAR AND FOOT TRAFFIC.**

ON TUE. OCT. 7 THIS APPLICATION COMES BEFORE THE PLANNING COMMISSION AT ITS 7:30 p.m. MEETING IN CITY COUNCIL CHAMBERS, CITY HALL. PLEASE BE THERE TO REGISTER YOUR OPPOSITION! YOU MAY SPEAK OR SIMPLY INDICATE YOUR OPPOSITION BY YOUR PRESENCE.

A CORE GROUP OF NEIGHBORHOOD RESIDENTS HAS SENT TO CITY OFFICIALS A POSITION PAPER EXPLAINING THE BASIS FOR OUR OPPOSITION AND DETAILING THE DETRIMENTAL IMPACTS THE PROPOSED RESTAURANT AND BAR WOULD HAVE ON OUR COMMUNITY AND OUR LIVES.

We would like to keep in touch with as many of you as possible by email. Thus, if you'd like to receive our information, please send to me, Carolyn Merck, your name, street address, email address, and phone number. I will email to you the position paper with all the details of the proposed restaurant, bar, and inn. Please don't hesitate to call me if you have any questions. I live in the courtyard between N. Pitt St., N. Royal St. and Princess St.

Carolyn Merck, 324 North Royal St. email: cmerck@comcast.net phone: 703-549-5506.

THANKS! WE CAN STOP THIS INTRUSION INTO OUR NEIGHBORHOOD IF WE SHOW CITY OFFICIALS THAT OUR OPPOSITION IS STRONG!

Elizabeth Chisman Moon
110 West Mason Ave, Alexandria, Virginia 22301
also, Business Owner
Focus Data Solutions
1020 North Fairfax Street, Suite 400
Alexandria, VA 22314

September 16, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors:

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years. I always enjoy the Janowskys first-class French cuisine and service. More importantly, not only do I believe Laurent to be one of the most gracious, sincere, hospitable hosts in Alexandria, but one of the most honest, hard-working business owners in our City.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

As both a resident and business owner in Alexandria, I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,
Elizabeth Chisman Moon

Nathan Randall

From: DavidA Norcross <david@davidanorcross.com>
Sent: Thursday, September 25, 2014 1:02 PM
To: Nathan Randall
Subject: Proposed LaBergerie Restaurant and Inn

Follow Up Flag: Follow up
Flag Status: Flagged

Please consider me an ardent supporter of this effort. If You wish to contact me my mobile number is 202-365-2277

Nathan Randall

From: ALFRED and CANDITA PAVOT <appavotmd@wans.net>
Sent: Thursday, September 25, 2014 9:50 AM
To: Nathan Randall
Cc: Alex Dambach; PlanComm; Smjanow2000@yahoo.com; appavotmd@wans.net
Subject: relocation of La Bergerie

Sir/Madam: September 25,2014.

This letter is to express our strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N.Washington Street. Over the years we have visited La Bergerie on many occasions and have celebrated a number of our family events there. We have enjoyed the first-class French cuisine and service and found Laurent to be a very gracious, considerate, honest and pleasant host...

We are very pleased at the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, giving La Bergerie a permanent home after nearly four decades of existence. La Bergerie is one of a handful of remaining early restaurants that invested apparently in the City's vision of a rehabilitated old and historic commercial district.

Many years ago when there was a restaurant in that location my wife ate there and found it to be a pleasant experience..

Not long ago we ate at Del Ray Café and liked the food there which is different from what they serve at La Bergerie. As we gather, the Janowskys purchased an older building which had been vacant for two years had it remodeled and contributed to the renaissance of that area.

Their plan to have a restaurant and an inn at 329 N.Washington Street sounds like a good idea, as it will give some people the opportunity of sleeping in a truly historical place.

As stated above we are happy to support Laurent and Margaret Janowsky in their endeavor to keep their well-known restaurant in the City of Alexandria and move it to a historic place.

Yours truly,

Doctor and Mrs Alfred Pavot

Nathan Randall

From: Cathy Sachs <cdpsachs@gmail.com>
Sent: Friday, September 26, 2014 8:40 AM
To: Nathan Randall; Alex Dambach; PlanComm
Cc: smjanow2000@yahoo.com; Cathy Sachs; Fred Sachs
Subject: Proposed relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

*410 Duke Street
Alexandria VA 22314
cdpsachs@gmail.com
September 26, 2014*

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

My husband and I are writing today to express our support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street.

We were pleased to learn that the Janowskys are interested in moving *La Bergerie* and to expand their services to include accommodations for guests. Such an undertaking is a formidable task, for sure. Nevertheless, we feel that the North Washington Street location is an appropriate location for this kind of mixed-use commercial enterprise. It is appropriate because a B&B at that site would

- 1) add to the city's ambiance and create pedestrian traffic to that part of city
- 2) increase the city's tax revenue, however marginally
- 3) transform a vacant building on a major vehicular artery into an ongoing viable enterprise, and
- 4) provide alternative accommodations to diners and travelers wanting to experience Old Town Alexandria.

La Bergerie is alone in its class amongst the restaurants in Old Town, and we are longtime patrons. The fact that owners have retained their courteous staff over the years is a validation that they do things "right". On this basis, I trust that they would do "right" by the city's standards and be an asset to our community.

I hope that you will concur with those of us who support this move.

Sincerely,

Cathy and Fred Sachs

--

Cathy Sachs

1250 County Road 101
Jasper, Texas 75951
409.384.4512 fax 384.7760
email ws@williamseale.com

WILLIAM SEALE

Historian

4000 Cathedral Avenue, NW
Number 32B
Washington, DC 20016
202.298.6457 fax 298.6470
email ws@williamseale.com

September 22, 2014

City of Alexandria

Re: Proposed restaurant on Washington St

To the Council:

It is my understanding that a small hotel and restaurant are proposed for the former residence of Dr. Delaney on North Washington Street. I would like to add my enthusiastic support for this project. As we all know, fine houses are often enlisted in Europe for restaurants and small hotels (B & B's). Today most other cities have such combinations in their historical areas. As the cost of living in mansion houses today is prohibitive to most, this seems to be a viable alternative. Alexandria already has the infrastructure that will protect the authentic value of the house. The applicant has managed successfully one of Old Town's finest restaurants, and has demonstrated sympathy for the unique character of Old Town.

I hope you will decide in his favor.

Every best wish,

William Seale

Nathan Randall

From: Jere Sharp <jerewsharp@gmail.com>
Sent: Wednesday, September 24, 2014 10:14 AM
To: Nathan Randall; smjanow2000@yahoo.com
Subject: Proposed La Bergerie relocation to 329 N Washington Street

Follow Up Flag: Follow up
Flag Status: Flagged

,We strongly support this proposed relocation and any zoning or use restriction changes required to make it possible, both for the building itself and for sufficient parking. We have been customers of La Bergerie for more than twenty years, celebrating birthdays, anniversaries, holidays, and other occasions in our favorite fine dining restaurant in Alexandria. The quality of the cuisine, the excellence of the service and the ambience of the dining space have been top notch over the years, and will continue to be so as long as Laurent Janowski is in charge of its operation. Please expeditiously approve this proposed relocation, so that the move may be accomplished as soon as possible.

Major General (Ret) Jere W. and Evelyn M. Sharp
5901 Mount Eagle Drive, Apt 704,
Alexandria, Virginia 22303-2507,

From: Donald Simpson Jr. [<mailto:DSimpson@simpsondev.com>]
Sent: Wednesday, September 17, 2014 4:54 PM
To: Puskar, M. Catharine
Subject: La Bergerie

Cathy, we are happy to support your project to be located in the 300 block of North Washington Street, we think it's an ideal use and a great location! Sincerely,

Don Simpson, Jr.
President
Simpson Development Company, Inc.
2331 Mill Road
Suite 150
Alexandria, VA 22314
Office: 703-299-0029
Fax: 703-299-0020
Email: dsimpson@simpsondev.com

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

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Nathan Randall

From: Jay Thomas <jaythomas@alphagraphics.com>
Sent: Wednesday, September 17, 2014 12:14 PM
To: Nathan Randall
Subject: La Bergerie Request for Move

Mr. Randall,

As a small business owner in North Old Town and lover of Alexandria restaurants, I had heard that La Bergerie was looking to move to the 300 block of N Washington. When I came to know that they wanted to incorporate a small inn I thought that it was a neat idea and would fit the ideal and spirit of Old Town. The restaurant and inn seem to fit with the other business's along the Washington Street. I also understand that they have secured additional parking for their customers so that traditional Alexandria thorn has been dealt with.

As a life long resident of Alexandria, I have been a customer of La Bergerie for quite a while. The quality of their food, their superior service as well as their great relationship with past neighbors makes this, to me, a no brainer. I hope that you will give your full support to this request.

Respectfully,

--

Jay Thomas
Owner

[Follow us on Twitter!](#) [Connect with me on Linked-In!](#) [Like us on Facebook](#)

AlphaGraphics Old Town #635 "Increase Your Reach!"

1001 North Fairfax Street, Suite 100 • Alexandria, Virginia 22314

Tel: 703.549.2432 • Fax: 703.549.2085 • Email: jaythomas@alphagraphics.com

Web: www.us635.alphagraphics.com

Susan Tomai
13 West Cedar Street
Alexandria, VA 22301
stomai@oratorio.com

La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. I (we) have visited ***La Bergerie*** many times over the years. Not only have I (we) experienced first-class French cuisine and service, I (we) believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am thrilled by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the City's main commercial streets, allowing ***La Bergerie*** the permanent home it deserves in the City it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I (we) believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Best

S. B. Tomai

Joseph F. Viar, Jr.
7827 Soutdown Road
Alexandria, VA 22308
Email viarjoe@gmail.com

September 16, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

For many years I lived across the street from La Bergerie in Cameron Mews. As CEO and primary of owner Viar & Company my offices were at 300 N. Lee Street (half a block away). I have for many years, going back to the days of the original owners, considered it to be my favorite restaurant in Alexandria and a good corporate citizen.

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Joseph F. Viar, Jr

Wesley F. Walters
6160 Cobbs Road, Alexandria, VA 22310
Wes.walters@saabusa.com

9/23/2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear Mr. Randall, Mr. Dambach and Planning Commissioners,

I write personally today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere. In addition, as Executive Vice President, of Saab Defense and Security (an international defense company), it is important to have a dependable, reputable and quality restaurant to entertain our key clients. In the past, I have hosted several corporate events that have included our CEO, other key corporate executives and foreign dignitaries.

I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

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I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Wesley F. Walters

Wesley F. Walters



SAINT PAUL'S EPISCOPAL CHURCH
228 South Pitt Street Alexandria, VA 22314
703.549.3312 | www.stpaulsalexandria.com

THE REVEREND ORAN E. WARDER
RECTOR

The Rev. Oran E. Warder
228 S. Pitt Street Alexandria, VA 22314
oran@stpaulsalexandria.com

Wednesday, September 17, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, Del Ray Café. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

The Rev. Oran E. Warder
Rector, St. Paul's Church

"Shine as a light in the world to the glory of God"



September 18, 2014

Mayor William Euille, Members of City Council & Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of City Council & the Planning Commission:

On behalf of the 300 members of the Alexandria Convention & Visitors Association, I would like to express our strong endorsement of the move of La Bergerie to 329 North Washington Street. On multiple levels, this project embodies the best of Alexandria.

Preservation for Public Use

First, it preserves a historic building in a way that provides access to the public when so many of our architectural treasures are falling into private hands or disrepair. The conversion of this property (on the market for 2 years) to commercial use means that both Alexandria residents and visitors will have ongoing access to its spectacular exterior and interior through the property's use as a historic inn and restaurant that will increase appreciation of our distinctive architecture and heritage.

Tax Base

Because the use of the property will be private commercial, rather than city owned or non-profit, it will add to the City's property tax base. At a time when the City's budget is under pressure, increasing the tax base means that our public resources are available for other use. As a historic inn and restaurant La Bergerie will enhance the city's portfolio of distinctive experiences adding value and stimulating increased revenues for the city. Moreover, there is nothing else like this in Alexandria, so the ability to add a historic inn to our tourism mix will also positively impact our overall visitor message.

Economic Development

The heart of Alexandria's economic development is the spirit of civic engagement and entrepreneurship. The owners of this property have been long-time civic boosters in both Del Ray and Old Town. They embody the spirit of civic-minded entrepreneurship that we need to foster for our long term health and quality of life. By supporting this dual-bottom line approach, we are sending a signal to other entrepreneurs that Alexandria welcomes them and encourages their involvement in the community. At the same time, any disproportionate constraint on this project risks sending a negative signal to future entrepreneurs and diminish our economic development efforts who might perceive "if the Janoswkys can't get their project approved, how can I?"

Neighborhood Impact and Parking

As our office is located at 625 North Washington, just down the street from the proposed location, we are familiar with the proposed neighborhood. Washington Street is clearly a major commercial corridor with adjacent access to historic homes. We believe this project is ideally suited to this location because it is a commercial use that by its application as an small inn and restaurant encourages excellent upkeep and preservation consistent with the adjacent streets' architectural and neighborhood integrity and

scale. It will complement the group of historic homes in the area, such as Lee-Fendall House Museum & Garden and the city-owned Lloyd House, bringing more attention to these hidden gems. We understand there have been some questions about noise from special events such as weddings, but the commitment to exclude amplification ensures that any music would be soft and non-intrusive. Moreover, the other commercial uses of nearby commercial buildings are largely Monday-Friday, 9-5. Our experience in this neighborhood suggests that parking is prevalent compared with other areas of Alexandria, particularly outside regular business hours.

For all of the above reasons, we heartily support the La Bergerie Restaurant and Inn and encourage the speedy passage of this project.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Patricia Washington". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Patricia Washington
President, Alexandria Convention & Visitors Association

Cc: Rashad Young, City Manager
Mark Jinks, Deputy City Manager
Karl Moritz, Acting Director of Planning
Alex Dambach, City Planning Office
Val Hawkins, CEO, Alexandria Economic Development Partnership
Bill Reagan, Small Business Development Center
John Long, Alexandria Chamber of Commerce

Nathan Randall

From: Deanna <DLW74@COMCAST.NET>
Sent: Thursday, September 18, 2014 9:35 PM
To: Nathan Randall
Cc: Deanna Wilson
Subject: 329 N. Washington Application
Attachments: Lee Mews Position Paper.pdf; ATT00001.htm; LM Position Paper.docx; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Mr Randall:

As a long-time resident of Alexandria, I oppose the proposed restaurant and the rezoning of 329 North Washington Street to commercial & special use permit (SUP). This rezoning would directly impact my neighborhood and those of us who live here.

As stated in the position paper submitted to you by the Lee Mews Board on September 17, 2014 (attached below), I strongly endorse the issues raised in this position paper.

I also have an additional question that I would like answered by you and your staff:

Representatives of the group seeking the rezoning and SUP have stated that your Office has accepted their position that the number of parking spaces needed for this commercial project should be determined against a standard for a "hotel" and not against the standard for a restaurant. If this is accurate, I would like to understand your rationale as to why you believe the hotel standard is applicable. Specifically, if the **predominant use of the building will be for storage, preparation and serving of food and drink to approximately 150 patrons per day**, but only 10 to 15 people per night will use the building as a "hotel," how/why would the "hotel standard" apply to this request?

Should not the number of parking spaces needed by this commercial enterprise be based on the practical impact on the surrounding community? If so, if only half of the restaurant patrons drive to lunch or dinner, there will be at a minimum 75 additional vehicles seeking parking in our residential community; whereas, the 5 "hotel" rooms will likely add only 5 additional vehicles. This characterization as a "hotel" does not accurately depict the reality of the situation, nor the potential damage and impact to our historic community and cobblestone street.

I fail to see the logic and rationale as to how the impact would be based on a "hotel standard" when the major impact will be from the daily restaurant patrons. I look forward to your response.

Sincerely,

Deanna

Deanna L. Wilson
424 North Saint Asaph Street
Alexandria, VA

Begin forwarded message:

From: Nancy Richards <richardsna@verizon.net>

Subject: Lee Mews Position on 329 N. Washington Application

Date: September 17, 2014 at 1:58:04 PM EDT

To: Nathan.Randall@alexandriava.gov

Cc: Faye Padgett <bigredherself@aol.com>, Frank Duggan <fduggan@comcast.net>, J Cavanagh <jljicavanagh@comcast.net>, Laura Beattie <lbbeattie@me.com>

I have attached a position paper from the Board of Directors of Lee Mews opposing the proposed rezoning and special use permit for 329 N. Washington Street. Our condominium association on the 400 block of N. Saint Asaph would be one of the areas most directly impacted by the location of a large restaurant and inn nearby. Please make this document available to other staff members who are working on the proposal and to the Planning Commission.

I have attached two versions of the paper, a PDF with our signatures and a Word document if that is easier to read.

I would like to thank you and your colleagues for taking the time to meet with our neighborhood group yesterday. I believe that we had a fair hearing and that important elements have been added to discussion of this rezoning proposal.

Nancy Richards
Treasurer, Lee Mews
703-683-5909

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 2, 2014

TO: CHAIRMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR OF PLANNING & ZONING

SUBJECT: SUPPLEMENT TO THE STAFF REPORT: REQUEST FOR MASTER PLAN AMENDMENT / REZONING / SPECIAL USE PERMIT - 329 NORTH WASHINGTON STREET (DOCKET ITEM #12)

This memorandum provides supplemental information for the staff report for docket item #12: 329 N. Washington Street. The supplemental information includes the draft resolution for the proposed Master Plan Amendment and the answers to two information requests.

Master Plan Amendment Resolution

The draft Master Plan Amendment resolution was inadvertently not distributed to the Planning Commission. The draft resolution is now attached to this memorandum for Planning Commission consideration.

Washington Street Standards

Planning & Zoning staff received an inquiry regarding the applicability of the “Washington Street Standards” to this project. The standards are contained in Section 10-105(A)(3) of the Zoning Ordinance. Broadly speaking, the standards require new buildings and additions to existing buildings facing Washington Street to be compatible with and similar to other buildings in the area in terms of design, mass, scale, and style. The “Washington Street Standards” are applied in eligible cases in addition to the general standards of review that apply within the entire Old & Historic Alexandria District.

The “Washington Street Standards” only apply to new buildings or additions to existing buildings. Therefore, the standards would not now be applied in connection with the project in question. If, however, new construction were ever proposed on this site under the proposed new zoning or under existing zoning, those new buildings or additions to existing buildings would necessitate compliance with the “Washington Street Standards” as a part of the required review before the Old & Historic Board of Architectural Review.

The general standards of review applicable to the entire Old & Historic Alexandria District would also apply and are also applicable to any other exterior changes at the property such as signage and lighting.

The Washington Street Standards contain language directing the Old and Historic Alexandria District Board of Architectural Review to consider the massing and scale of new buildings or additions to buildings to ensure that they are compatible with the existing building pattern already along Washington Street. These standards include a prohibition on new buildings or additions detracting from, overwhelming, or intruding upon historic buildings, requiring a building massing study for any projects within 66 feet of land used or zoned for residential use, and stipulating that building facades retain the 20-40 foot bay width found in the existing building pattern of the area. These standards that would need to be followed if this site were to be further developed with a new building or addition to the existing building. The Washington Street Standards as listed in Section 10-105(A)(3) of the Zoning Ordinance are attached to this memorandum.

Residential South of King Street

There was also an inquiry about residential uses along Washington Street south of King Street. The staff report discusses the amount and location of residential uses on Washington Street north of King Street. In that area, Washington Street has a short string of townhouses in the 400 block (across from the Campagna Center) as well as a number of low rise apartment buildings in the 700, 800, and 900 blocks of South Washington. In addition, Washington Street south of the Beltway is multifamily residential (Hunting Terrace, Hunting Towers, and Porto Vecchio).

Enclosures:

Attachment #1 – Master Plan Amendment Resolution

Attachment #2 – Washington Street Standards (Section 10-105(A)(3) of the Zoning Ordinance)

ATTACHMENT #1 - RESOLUTION NO. **MPA 2014-0007**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the **Old Town Small Area Plan** chapter of the 1992 Master Plan was filed with the Department of Planning and Zoning on **July 29, 2014** for changes in the land use designations to the parcels at **329 North Washington Street**; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **October 7, 2014** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Old Town Small Area Plan** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Old Town Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Old Town Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Old Town Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

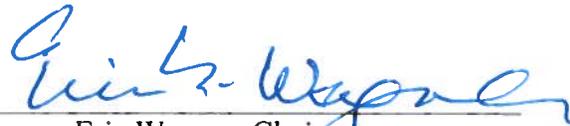
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the **Old Town Small Area Plan** chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Map 25, Proposed Land Use Plan, Old Town Study Area is to be amended such that the property at 329 N. Washington Street is to be relabeled from RM-Residential Medium to CD – Commercial Downtown with proffers.

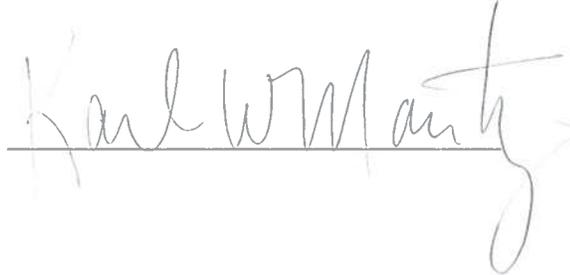
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **7th day of October, 2014.**



Eric Wagner, Chairman
Alexandria Planning Commission

ATTEST:



ATTACHMENT #2 - WASHINGTON STREET STANDARDS

Section 10-105(A)(3)

Additional standards—Washington Street.

- (a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:
- (1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.
 - (i) Elements of design consistent with historic buildings which are found on the street shall be emphasized.
 - (ii) New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.
 - (iii) The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.
 - (iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.
 - (v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.
 - (vi) Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

- (vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.
 - (viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.
- (2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.
 - (3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.
 - (4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.
 - (5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.
- (b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.
 - (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

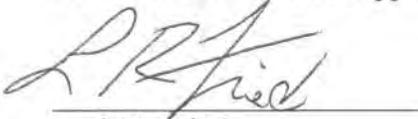
- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

PROFFER STATEMENT FOR 329 N. WASHINGTON STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, Leah R. Fried, the owner of the property known as 329 N. Washington Street, Alexandria, Virginia 22314, also identified in the City of Alexandria Real Estate records as Tax Map parcel 064.04-02-15 (the "Property"), as part of the request for a map amendment to rezone the Property from the RM/Townhouse zone to the CD/Commercial Downtown zone do hereby proffer the following:

1. The maximum permitted floor area ratio for residential and/or nonresidential uses of the Property shall be a 1.50.
2. Any new residential and/or nonresidential construction, addition(s) and/or accessory structure(s) shall maintain open and usable space in an amount equal to 35% of the lot area.

In the event that the rezoning (RZ 2014-0005) and associated approvals MPA 2014-0007 and SUP 2014-0079 are not approved, these proffers shall be null and void.



Leah R. Fried
October 7, 2014



M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com

**WALSH COLUCCI
LUBELEY & WALSH PC**

October 6, 2014

Via Email Only

Eric R. Wagner, Chair, Planning Commission and
Members of the Planning Commission
City of Alexandria Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

Re: 329 North Washington Street
Docket Item #12

Dear Commissioner Wagner and Members of the Commission:

On behalf of the Applicant, Janow LLC d/b/a La Bergerie, I am writing to request the following revisions to the recommended conditions:

- Delete Condition 12:

~~12. — The applicant shall submit plans and specifications to the Director of Planning & Zoning for the review and approval of: 1) all exterior lighting levels and coverage; 2) any future additions to the building; and 3) all other exterior alterations at the property in cases when such other exterior alterations do not require approval of the Board of Architectural Review. (P&Z)~~

- Amend Condition 13 as follows:

13. Prior to the operation of the use, the applicant shall submit to the Director of Planning & Zoning for review and approval an agreement by which it is able to provide: a) eight offsite parking spaces available for restaurant/hotel use between the hours of 8 a.m. and 5 p.m. Monday-Friday, achieving a total of 11 off-street parking spaces for the use during the day Monday-Friday; and b) at least 44 off-site parking spaces available for evening restaurant/hotel use starting after 5 p.m. weeknights and all day on weekends. The location of the parking spaces shall be to the satisfaction of the Director. The Director may waive all or part of the eight-space daytime parking requirement or 14 of the spaces provided on

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633] 7 WOODBRIDGE 703 680 4664

evenings and weekends at any time after the use is operational for six months, and without subsequent Special Use Permit approval, if the applicant demonstrates that the spaces are no longer necessary for the use or to mitigate potential spillover parking into adjacent residential neighborhoods. In the alternative, if after the use is operational for six months, there is a demonstrated parking problem from hotel/restaurant spillover parking into adjacent residential neighborhoods, the Director may work with the Applicant to implement additional mitigation measures, which may include, among other options, a valet parking program for restaurant and hotel customers on Friday and Saturday evenings. (P&Z)(T&ES)

- Delete Condition 14:

~~14. — Prior to the operation of the use, the applicant shall obtain separate Special Use Permit approval for, and operate, a valet parking program for restaurant and hotel customers on Friday and Saturday evenings. The Director may waive all or part of the valet parking requirement at any time after the use is operational for six months, and without subsequent Special Use Permit approval, if the applicant demonstrates that valet parking is no longer necessary to ensure that required off-street parking spaces are fully utilized or to mitigate potential spillover parking into adjacent residential neighborhoods. (P&Z)(T&ES)~~

Condition 12 is overly broad and vague. The Applicant agrees to comply with the Zoning Ordinance, City Code and all other applicable requirements associated with improvements on the Property, but cannot agree to an additional layer of subjective approval by the Director of Planning & Zoning beyond what any other property owner is required to do.

Condition 14 represents an undue burden on a small business and is a more onerous requirement than has been placed on other restaurants in the City. The Applicant has secured 30 parking spaces in a parking lot that is visible from the front door of the hotel/restaurant and has also secured 11 additional evening spaces and 8 daytime spaces during the week for employees, which is more than they believe are necessary to address staff and neighborhood concerns. In addition, there is plenty of on street parking on Washington Street at night to accommodate any increased need on Friday and Saturday nights. That being said, the Applicant is proposing additional language to Condition 13 to allow the Director of Planning & Zoning to review the parking in six months and, if necessary, work with the Applicant to implement additional mitigation measures if there is a demonstrated parking problem from hotel/restaurant spillover parking into the adjacent neighborhoods.

If you have any questions, please do not hesitate to contact me. Thank you for your thoughtful consideration of this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



M. Catharine Puskar

cc: David Brown
H. Stewart Dunn, Jr.
Mindy Lyle
Mary Lyman
Nathan Macek
Maria Wasowski

{A0627472.DOCX / 1 Letter to Planning Commissioner 008551 000002}

From: Susan Hellman <shellman@nvrpa.org>
Sent: Monday, October 06, 2014 3:48 PM
To: PlanComm
Subject: RE: SUP14-079; 329 N. Washington Street

Dear members of the Planning Commission,

I would like to clarify that I wrote this letter as a private citizen, not as a representative of Carlyle House. In retrospect, I should have sent this from my personal email, not my work email. Please be aware that this is my personal opinion, and is not an official position of Carlyle House Historic Park.

Thank you very much,

Susan Hellman

From: Susan Hellman
Sent: Thursday, September 25, 2014 4:02 PM
To: 'PlanComm@alexandriava.gov'
Subject: SUP14-079; 329 N. Washington Street

Dear Sirs,

I am writing in support of SUP14-079, a request to amend the land use designation, change the zone, and operate a hotel and restaurant at 329 North Washington Street. As the Director of Carlyle House, a member of the Board of the Historic Alexandria Resources Commission, member of the Board of Governors of the Alexandria Convention and Visitors Association, and a City resident, I feel that the Janowskys' plan would be of great benefit to the community, and would revitalize North Washington Street. Siting La Bergerie at that location will expand interest in that end of town, drawing more visitors to historic sites such as the Lee-Fendall House and the Black History Museum. As a professional architectural historian, I appreciate that the Janoskys intend to respect the historic nature of the house when renovating it to accommodate a restaurant and inn.

Like the proposed site of the new La Bergerie, Carlyle House is adjacent to a residential neighborhood. We have residential homes to our north and to our east, and have managed to maintain beneficial relations with our neighbors. We rarely get complaints about noise or other issues. The Janowskys' application indicates that they take this issue seriously, and have outlined several strategies designed to minimize any potential conflict.

Finally, the Janowsky and Ticer families have faithfully and tirelessly served the City of Alexandria for decades. They are excellent stewards of the history of the City, stellar citizens, and upstanding entrepreneurs. This proposed venture will be a boon to the City, and I heartily endorse it. Please feel free to contact me if you have any questions or comments.

Best regards,

Susan Hellman
Historic Site Manager
Carlyle House Historic Park
A Property of the Northern Virginia Regional Park Authority
121 North Fairfax Street

From: Michael Jennings <emichaeljennings@gmail.com>
Sent: Tuesday, October 07, 2014 5:54 AM
To: Nathan Randall; Alex Dambach; PlanComm
Cc: smjanow2000@yahoo.com
Subject: La Bergerie

10 Potomac Court

Alexandria, Virginia 22314

October 7, 2014

RE: Proposed Relocation of *La Bergerie* to 329 North Washington Street

Dear City Staff and Planning Commissioners,

We write to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 North Washington Street. My wife, Chantal and I have dined at *La Bergerie* many times over the years. Not only have we experienced exceptional French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into a beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. we believe their proposed restaurant and inn at 329 North Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Michael V. Jennings

Chantal P. Jennings



Historic Alexandria Foundation

218 North Lee Street, Suite 310 • Alexandria, Virginia 22314
(703) 549-5811 • FAX (703) 548-4399
Email: h.a.f@erols.com • Website: HistoricAlexandriaFoundation.org

October 7, 2013

Alexandria Planning Commission

RE: 329 North Washington Street (La Bergerie), Docket Item 12

Dear Mr. Chairman and Members of the Planning Commission:

The Board of Trustees of the Historic Alexandria Foundation (HAF) met on Monday, October 6, 2014 and reviewed the La Bergerie application. The Board voted to oppose this application, unless legally binding conditions are adopted that will ensure the preservation of the affected historic property. We request that the Planning Commission carefully consider the following recommendations.

The mission of the Historic Alexandria Foundation is to advocate for the preservation of Alexandria's historic buildings, districts and neighborhoods. The focus of HAF in this matter, therefore, is appropriately concentrated on the historic preservation issues of this application: whether the proposed change in zoning and use protects and enhances the historic character of the property and the character of the Old and Historic District. This property has great historic and architectural value, and is an excellent example of Federal architecture, with many original architectural features and historic fabric remaining intact. It should be preserved and protected to the greatest extent possible.

It is the position of HAF that the requested change in zoning and use of the property should not be granted unless the applicant agrees to grant easements to ensure the preservation and protection of the historic character of the property. HAF agrees with the recommendation of the Old Town Civic Association that preservation easements on the exterior of the building and on the existing open space must be required as a condition of approval of the zoning change. In addition, HAF recommends that the easements should cover important interior features that are integral to the architectural character of the structure. Although the applicant has (orally) stated an intention to preserve interior features such as the historic flooring, the fine woodwork, and the graceful staircase, there is no guarantee that either this applicant or a future owner would not change these features in a manner that would permanently destroy the architectural integrity of this landmark building. We recommend that the applicant have an inventory of the significant architectural features produced by a professional architectural historian to determine the scope of the easement that would be appropriate, in

consultation with HAF and the prospective easement holder. Agreement on the final terms of the easement should be a condition of any approval of this application.

The proposed rezoning of this property would provide a substantial benefit to the applicant, while also jeopardizing the long-term preservation of this important and historic property. Ensuring the protection and enhancement of the property through preservation easements would provide a corresponding public benefit to this proposal. With easements, the applicant's stated sensitivity to this important landmark on North Washington Street will be guaranteed. Interior, exterior and open space easements will ensure this important property is preserved and protected by future owners. Without these guarantees, or other legally binding conditions that ensure the preservation of the property and its setting, HAF opposes this application.

Thank you for your consideration.

Elaine Johnston and Gail Rothrock
Co-Chairs, HAF Advocacy Committee

From: pmiller1806@comcast.net
Sent: Tuesday, October 07, 2014 9:08 AM
To: PlanComm
Subject: Support Letter for La Bergerie

October 7, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear Planning Commissioners,

On behalf of the Del Ray Busienss Association, I am writing today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. Many of us have visited *La Bergerie* many times over the years and have experienced first-class French cuisine.

When the Janowskys recently invested in the Del Ray area, they purchased an older building which had been vacant for two years, hired local contractor Harry Braswell, and local architects Bob Larson and Stephen Koenig and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

When the Janowsky's come to Howell Avenue, they took the time to meet with the neighbors and discuss their plans with them. They have continued reaching out to their neighbors and if problems arise, they solve them quickly.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into the beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

We are happy to support Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Pat Miller, President

Del Ray Business Association

From: Janet Seekins <jlseekins@gmail.com>
Sent: Monday, October 06, 2014 6:02 PM
To: Nathan Randall; Alex Dambach; PlanComm
Cc: smjanow2000@yahoo.com
Subject: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

From: Janet Leffler Seekins
123 Brown Avenue, Marietta, GA 30064
jlseekins@gmail.com

To: Alexandria City Staff, Planning Commissioners, Mayor and City Councilors

Le Bergerie has been the site of many, many family dinners, birthday and holiday celebrations for the Leffler family. No matter the size of the group, whether it be an intimate dinner for two or a birthday celebration for 33, we have always and consistently received the finest service and French cuisine from Laurent and Margaret Janowsky and their dependable and truly excellent staff.

I applauded Laurent and Margaret Janowsky several years ago when they boldly took their vision, ambition and energy to start the Del Ray Cafe. This cafe has been a charming and delightful addition to the Del Ray neighborhood ever since with consistently excellent reviews.

And, once again, Laurent and Margaret Janowsky have a bold vision to relocate Le Bergerie and to add overnight accommodations. I thoroughly support this couple and encourage you all to support them in this exciting endeavor. This will make a wonderful addition to the Washington Street neighborhood. Their dedication and hard work paves the way for their success.

I have included my contact information.

Sincerely,

Janet L. Seekins

From: Brian Walker <brianw424@gmail.com>
Sent: Tuesday, October 07, 2014 11:14 AM
To: PlanComm
Cc: Torun
Subject: Against 329 N. Washington St. Refining

Dear Planning Commission,

I would like to add my name to the long list of neighbors/long-term residents of Alexandria who are opposed to the planned rezoning of 329 N. Washington Street. I have lived at 424 Princess Street for over 14 years and will be directly - and quite negatively - impacted by this rezoning request.

You are no doubt aware of the concerns of the residents who live in this lovely community, including issues relating to parking, noise, safety, health and aesthetics, so no need to recite them here. I just ask that you give these concerns due consideration, as this decision will have a dramatic and lasting impact on the neighborhood.

Sincerely,

Brian Walker
424 Princess Street
Alexandria, VA 22314

September 22, 2014

Mayor and Members of City Council
301 King St., Room 2300
Alexandria, VA 22314

Dear Mayor, City Councilors, City Staff, and Planning Commissioners,

Karen and I are writing today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. We have visited *La Bergerie* many times over the years as well as hosted several private business and social dinners at the restaurant. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the Old Town Alexandria, the city it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently expanded by investing in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep this well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,



Ralph E. Eberhart
General, USAF (Ret.)
Chairman & President, AFBA



Karen Eberhart

September 26, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors

Wendy and I write today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. We have personally dined La Bergerie many times over the years, and it is also always a major hit when entertaining friends and business associates. La Bergerie is our personal favorite restaurant, and unquestionably one of a relatively small number of superior restaurants here in Alexandria. It is also unquestionably a first-class French restaurant by any standard. Not only are the cuisine and wine list terrific, we have found Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts with whom we have had the privilege to be associated.

We are genuinely excited by the prospect of the Janowsky's buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City it has called home for nearly four decades. La Bergerie is one of a very few remaining early restaurants that has invested in the City's vision of a rehabilitated old historic commercial district, and is practically a landmark itself. Both Wendy, who is a lifelong Alexandria resident, and myself very much appreciate this.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired a local son and contractor Harry Braswell, and delivered the very popular neighborhood eatery, Del Ray Cafe (our second favorite restaurant). We firmly believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district. Personally, we can foresee having both friends and business associates take advantage of this strategically located inn, which we are sure will be impeccably appointed and managed.

We are more than happy to support La Bergie and Laurent and Margaret Janowsky in their endeavor to not only keep their already terrific and well-respected restaurant in the City of Alexandria, but to also enhance the old and historic district's very fabric with the addition of a historic inn. In summary, this is just a really good idea and Wendy and I enthusiastically support it.

Sincerely,
Lou & Wendy Brown
4801 Maury Lane
Alexandria, VA 22304



THE CARLBERG LAW FIRM

413 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

TEL: (703) 549-5551

FAX: (703) 549-5558

WEBSITE: CARLBERGLAW.COM

E-MAIL: DIVORCE@CARLBERGLAW.COM

GWENDOLYN JO M. CARLBERG*

DEMIAN J. MCGARRY*

BRIANNA D. SALERNO*†

SHARON R. MOSS

*ALSO ADMITTED IN THE DISTRICT OF COLUMBIA

†ALSO ADMITTED IN MARYLAND

September 29, 2014

By Electronic Mail

City of Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

Re: Proposed Relocation of La Bergerie to
329 N. Washington Street, Alexandria, Virginia

To Whom It May Concern,

My purpose in writing to you is to express my support for the proposed relocation of La Bergerie by the owners, Laurent and Margaret Janowsky to 329 N. Washington Street, Alexandria, Virginia 223214. My husband, Ronald Carlberg and I strongly support the establishing of the restaurant and inn on North Washington Street. Both my husband and I own our own businesses in the City of Alexandria, his international marketing company is located at 2121 Eisenhower Avenue and my law office is located at 413 N. Washington Street, just a half block north of the proposed location for La Bergerie. We find the City of Alexandria to be a wonderful and thriving area for owning a business.

I find it to be quite an interesting coincidence that the Janowsky's wish to purchase this property as I had put a contract on the same property approximately nine years ago for my law firm when I understood the property to be zoned commercial and residential. While I ended up purchasing the building that I am currently in just a half block north, I have knowledge of the property and the proposed plans by the Janowsky's would be conducive to what the property and location has to offer.

Furthermore, my husband and I have been long time patrons at La Bergerie since it was originally located on Wilson Boulevard in Arlington and continue to enjoy the experience and food there since they moved to the Crilley Warehouse here in Old Town Alexandria. My husband takes his clients there on a regular basis as well as we frequent the restaurant for special occasions with family and friends. We both find the Janowsky's to be very caring and honest business owners who truly desire to create a wonderful experience with their French cuisine and with their proposed plans for the inn.

Speaking as a past president of the Alexandria City Chamber, as a past president of the Alexandria Bar association, and as a past member of the board of directors of St. Stephens and

Agnes school, I am mindful of the importance of maintaining the integrity of Old Town and the historic nature of our city. In doing so, I find it very important to expand commercial opportunities when they arise such as this one. Not only will the restaurant itself be a wonderful addition to this part of Old Town Alexandria, but the inn would compliment the other charming places offered in the city.

Lastly, as in every place in Alexandria, parking is of a concern. However, it is my understanding that the Janowsky's have taken steps to alleviate this issue by using the garage cattycorner from the proposed location. This will reduce the amount of street parking and will be a good use of the garage as well. As a business owner a half a block north from the proposed future site of La Bergerie Restaurant and Inn property at 329 N. Washington Street, I believe it would be a wonderful and ideal addition to the city.

I hope that you take this support letter in consideration when determining the outcome of Laurent and Margaret Janowsky's proposal. Thank you for your time.

Sincerely,



Gwendolyn Jo M. Carlberg

From: James Cavanagh <jljicavanagh@comcast.net>

Sent: Monday, September 29, 2014 2:45 PM

To: PlanComm

Cc: James Cavanagh

Subject: OPPOSITION TO THE APPLICATION FOR A SPECIAL USE PERMIT AND REZONING OF 329 NORTH WASHINGTON ST.

Dear Commission Members:

I am writing, as a long-time resident of North Saint Asaph Street, Alexandria, to **strongly oppose** the Rezoning and Special Use Permit (SUP) application for 329 North Washington Street. My quality of life, and that of the community in which I reside, would be adversely and permanently affected by this rezoning and special use proposal.

The Planning Commission must turn down this rezoning proposal with its accompanying Special Use Permit.

The historic house at 329 N. Washington stands at the head of Princess Street, one of two preserved cobblestone blocks in the city. The house and the surrounding blocks are zoned RM, residential medium, and a large restaurant and inn would be totally out of place in this location.

The lack of adequate off-street parking and the extremely invasive commercial nature of a 153-seat restaurant with a 5-room inn make the proposal unacceptable in a quiet residential area. Parking is the single largest issue, though not the only issue, on which we oppose this proposal. I reject the applicants' argument that this venture constitutes a hotel with its lower parking requirements. Whatever ratio the city uses to evaluate the application, the fact is that the normal two seatings in the evening could produce cars for as many as 254 patrons circling the streets in search of easy, free on-street parking.

Occasional special events at the Lee-Fendall House, and the frequent use of this street for parking by employees of businesses along North Washington Street, including Trader Joes, already makes parking on North St. Asaph extremely difficult. The idea of tax-paying residents being asked to put up with additional parking burdens is preposterous. In addition, there would surely be a substantial negative impact on the historic cobblestone roadway caused by these scores of additional vehicles.

The applicants' intent to use spaces in the Professional Insurance Agents building lot across Washington Street is not a credible contribution to solving the parking problem. If patrons even considered parking on the far side of the very busy Washington Street, they would have to find an unmarked parking lot entrance off Columbus Street, from which neither Princess nor Washington is visible.

The Staff Report attempts to play down the potential impact of these scores of additional vehicles, citing a "condition" that the ***applicants will have to employ Valet Parking for a 6 month period to mitigate the local parking impact.*** There is no requirement, however, to preclude the Valets from merely parking the cars on Princess, North Saint Asaph, or other surrounding residential streets, thereby having the same impact as a situation without valet parking. In addition, there is no requirement that diners use the valet service, and many will seek free local parking anyway. Finally, what happens to the residential parking problems after the 6 month period expires? This "condition" is not a credible solution to a very real negative impact on parking for the surrounding Alexandria homeowners and residents.

The Staff Report has attempted to down-play the significant local residential opposition to the re-zoning by unfairly equating the number of residents' letters, e-mails and petitions against the re-zoning with the number of letters supporting the application; when in fact 21 of the 37 proponents were merely "form" letters sent predominantly from people and organizations who will not be impacted by the rezoning changes. Many of these form letters were from places such as The Plains, VA, Ft. Washington, MD, Belle Haven, Del Ray, the Alexandria section of Fairfax, and Texas. None of these individuals will suffer any of the consequences of rezoning and should not be given the same consideration as those of us who live in the neighborhood and will bear the brunt of this intrusion. If we knew the Planning staff merely counted the number of letters versus giving higher and appropriate consideration to the views expressed by those in the surrounding neighborhood who actually suffer the consequences, we would have had friends and relatives from the 50 states and overseas send in opposing letters! In reality, the number of credible

opposition letters from local residents who are impacted by the SUP far outweighs the applicants' "created" support.

In addition, we are concerned about the Staff Report as it relates to the long list of "Recommended Conditions." So much of their approval is based on outcomes well beyond the October 7 decision; e.g., securing parking/loading on Washington St., proposing and securing valet parking, subsequent review of lighting and exterior changes, Health Department approval of restaurant and hotel, etc. Will city staff provide continued oversight of these matters, and to what end? What if any of these changes, improvements, mitigations fail to be achieved in a timely manner? If these conditions are not met prior to the October 7 hearing, will the Commission defer decision? If action is not deferred, and the conditions are not met, we would still have an *unacceptable, inappropriate rezoning*, which will never be reversed. The Staff Report notes in passing that the dwelling over the carriage house at 329 N. Washington was not approved by the City, but it happened anyway, and nothing has been done to penalize the violators. What will be different now?

Finally, the Staff Report is glaringly silent on the history of the Janowsky's history of seeking to re-locate their restaurant in residential areas of Old Town, and their withdrawal in December of 2013 of a SUP application for the relocation of La Bergerie to 111 South Columbus Street due to the local residential opposition. This type of information should not have been withheld from the Commission, nor the public.

The applicants have made it clear that they want to create a destination restaurant, using the Inn at Little Washington as a model. To accomplish this they need our beautiful neighborhood as a backdrop. But this is not a stage set; it is a residentially-zoned area full of tax-paying, voting citizens of Old Town.

The purposes of the Alexandria Zoning Ordinance are clearly stated in Article One. They include to "*Protect the established character of existing residential neighborhoods*" and to "*Promote... the utilization of land for the purposes for which it is best adapted in harmony with the established character of the city.*"

The Planning Commission must turn down this rezoning proposal with its accompanying Special Use Permit.

Sincerely,

J. Cavanagh

James J. Cavanagh

424 North Saint Asaph Street

Alexandria VA 22314

cc: Mayor William Euille

Members of the City Council

Rashad Young, City Manager

Mark Jinks, Deputy City Manager

Dear Planning Commission

We are writing to express our support for Laurent Janowsky's proposal to relocate his La Bergerie restaurant to 329 N. Washington St, and create a five bedroom inn on the site.

As long time Alexandria residents, we've known the Janowsky's for many years. We're also frequent patrons of La Bergerie and their restaurant in the Del Ray neighborhood, Del Ray Cafe. The Janowsky's and their customers are good neighbors in both locations, and their establishments are well known for a high quality of cuisine and service. There's no doubt their new project will uphold those high standards and be a credit to the community.

Thank you for considering our comments in making your decision.

Sincerely

Roger and Sarah Conrad

Thank you,
Sarah Conrad
(703) 549-5533-h



September 30, 2014

Nathan Randall
Alexandria City Council
Planning Commission

Subj: Letter of Support

As longtime residents and community supporters of and business owners in Old Town, Alexandria, we wish to take this opportunity to fully support the relocation of one of the best restaurants in Northern Virginia, La Bergerie, from its current location to its anticipated location of 329 N Washington Street, Alexandria, VA 22314.

Since assuming the ownership of La Bergerie, Laurent Janowsky has turned a superb Old Town icon into a world class dining experience; his leadership, ingenuity, dedication and skills as a restaurateur are unparalleled; more importantly, he is committed to Old Town, its citizens and to ensuring we remain a must-visit for millions of tourists annually.

His request to relocate La Bergerie is based on a studied assessment of many factors...parking, traffic, renovation costs and management risks....and just makes eminent sense as a business decision. It will guarantee decades of prominence for La Bergerie and validate its certificate of excellence as a cultural dining experience.

We trust his request will be welcomed and approved.

David EK Cooper
Brigadier General
US Army, ret.

Katherine S. Cooper
Business Owner

Cc: Nathan.randall@alexandriava.gov
plancomm@alexandriava.gov

Mark and Laura Davis

334 North Pitt Street
Alexandria, VA 22314

October 2, 2014

Mayor and Members of the City Council, City Planning Commission and Staff
301 King Street Room 2300
Alexandria, VA 22314

Re: October 7 Planning Commission docket #12: 329 N Washington Street / La Bergerie

Dear Mr. Mayor, Members of the City Council, City Planning Commission and Staff:

We are twenty-year residents of Alexandria, including eleven in our current home of 334 North Pitt Street, and we write to encourage you to NOT approve Master Plan Amendment #2014-0007, the proposed Rezoning # 2014-0005 or the Special Use Permit #2014-0079. We believe that the scope of the proposed project is inappropriately large and that the proposed zoning and related changes would have significant negative impacts on the historic and primarily *residential* surrounding neighborhood. While the proposed project's property address is North Washington St, it is indisputable that much of the inevitable noise and parking-related issues would be borne by the neighborhood residents on North St. Asaph Street, Princess Street, North Pitt Street, and more.

We are aware that the owners of 329 North Washington Street purchased the home in 2004 as a residence for \$2,450,000, and it is apparent that the owners have spent considerable time, effort and money enhancing the property, including most recently, the addition of a second structure – a two-story garage and apartment. Having been inside the home on numerous occasions, we can attest that none of the upgrades changed the essential, residential nature of the property. We have observed that the property has been listed for sale at various times beginning in November 2012; we became aware very recently, with the announcement of the Planning Commission meeting and serious concerns raised by our neighbors – which we share - of this new and puzzling proposal to transform this stately single-family residence into a outsized commercial restaurant and bed and breakfast.

Whatever the motivation of the owners and the commercial proponent, the proposed conversion into a restaurant and hotel is simply not in keeping with the desires and needs of this neighborhood's residents. Indeed it would destroy the special character of this neighborhood. The specter of long, late, loud nights (proposed 52-seat outdoor dining, supplemented by live music); parking challenges in addition to what we already face, only three blocks from King Street (the proposed parking areas are remote and certainly not obviously convenient to any potential patron, see picture and discussion below); and, perhaps most troubling, significantly increased traffic – potentially even

delivery truck incursions - on one of the few historic cobblestone street blocks left in Old Town, in an area happily rife with children and pets, suggests to us a shocking willingness of people from outside our community to sacrifice what we most treasure, for a poorly-conceived commercial whim. We simply cannot agree that this proposal is in the best interest of our neighborhood, or in keeping with the core values of our special, historic city.

With further regard to parking, we offer this photograph below, a view from the front of 329 North Washington Street, looking at 400 North Washington Street, a proposed parking area for this venture.



We do not believe that the proposed remote parking behind 400 North Washington Street is readily apparent when you are at the proposed front door of the proposed restaurant. Moreover, when you approach the 400 North Washington Street parking lot from Princess Street as shown above, there is a large sign that states – ONE WAY - DO NOT ENTER, as the entrance to this parking lot is actually a block further away, and completely out of view, in the 400 block of North Columbus Street. We believe that patrons will not be aware of, nor care to look for, this remote parking and will simply park along the neighborhood streets. Parking at 424 North Washington Street is even more remote and obscure. The public parking lot listed in the proposal, on 418 Cameron Street, is multiple blocks away, and not a realistic solution or option. And in addition to the patrons, there is no mention at all of the parking needs of the sizable staff that will be needed to run a hotel / restaurant. Most of those dozens of employees will be required to be on site in advance of the dinner patrons, and the 400 or 424 North Washington Street parking lots will not be available to them prior to 5pm. Thus we surmise that these many employees would be ... street parking in our neighborhood.

Looking ahead, what happens if the plan is approved, and this proposed venture is not successful? We note that Le Gaulois closed several years ago, despite being beloved in the area. So the long-term success of Le Bergerie is not a foregone conclusion. What becomes of the property then? An abandoned space that housed an unsuccessful hotel and restaurant is a blight on our neighborhood, and would be much harder to resell, as compared to the wonderful residence we now have in our midst.

It is also noteworthy to review the sources of support for this project, as catalogued in the staff report. Suffice to say, we believe every supporter of record has a financial interest in seeing the project approved, or was somehow encouraged to weigh in by the same. Meanwhile, we are not aware of even a handful of actual neighborhood residents who support this proposal.

In conclusion, we ask that the City representatives charged with reviewing this proposal listen to the residents of the neighborhood. We all live here, support all of you, the City, and its diverse goals, and cherish what we have in this special corner of Old Town, Alexandria. We are telling you that the proposed 152-seat restaurant and hotel is vastly at odds with preserving the historic and bucolic nature and character of the area. It would ruin what we have fought to maintain. It makes no sense, and we urge NO changes to the Master Plan, Zoning or any Special Use Permits to enable this ill-conceived project.

Sincerely yours,



Mark Davis

Laura Daniel Davis



RE: 10/7/2014 Docket -- Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Ladies and Gentlemen:

I am the current property owner and former Alexandria resident at 728 Columbus Street.

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. I have visited La Bergerie many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City it has called home for nearly four decades. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, Del Ray Café. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City finally to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am pleased to support La Bergerie and Laurent and Margaret Janowsky in their endeavor not only to keep their already well-respected restaurant in the City of Alexandria but also to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Kristine A. Krantz

Susan Pettey and Roland Frye

220 N. Royal St.

Alexandria, VA. 22314

September 29, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear Planning Commissioners and City Staff,

We are pleased with Laurent and Margaret Janowsky's plan to relocate their restaurant, La Bergerie, to 329 N. Washington Street, and believe that the new restaurant and inn will be a real asset for Alexandria.

We are excited by the opportunity to move La Bergerie to this prime location near the entry to Old Town. We are two of a number of "regulars" at La Bergerie, who treasure the good food and gracious welcome we always find there. Whether it is a low-key week night dinner or a festive family gathering, our times at La Bergerie are always special. Laurent and Margaret are wonderful hosts, and we feel fortunate to have a restaurant of this caliber in Alexandria---and even within walking distance. As the lease on the current property nears its end, we would hate the thought of losing this stellar restaurant from the City.

We believe that moving La Bergerie to a much more visible location on one of Alexandria's main streets would improve business for the restaurant, and would make it even more of a "destination" to bring people to Alexandria.

We are also pleased with the prospect of having a small (5 room) inn in a historic building, as one finds in many other historic cities in Europe and in the United States. Such inns are our first choice for travel, and we think the small inn at La Bergerie would attract visitors to Alexandria as well. As owners of an old house near La Bergerie, we find that tourists are very curious about the interiors of our historic homes, and think they respond well to the allure of staying at an historic inn.

The Janowskys have a track record of sympathetic re-purposing of old building and investing in neighborhoods, as they have with their Del Ray Café. With all the good restaurants that were already located in Del Ray, we think Laurent's idea for a bistro-type offshoot of La Bergerie has brought even more business to that neighborhood.

Based on conversations with Laurent, we believe that he is committed to the obligation to be a good conservator of an historic building in Alexandria. His leasing of 30 off-street parking spaces, in addition to the 50-some on-street parking spaces in the two blocks near the new location, shows his sensitivity to the needs of neighbors, and his commitment to be a good neighbor as well.

The proposal to relocate La Bergerie to 329 N. Washington Street, and to expand the business with a small historic inn, is a great opportunity for the City of Alexandria, as well as for the Janowskys. We urge your support for this proposal.

Sincerely,

Susan Pettey and Roland Frye

Patrick Pierson
6329 Applegarth ct
Alexandria, Va 22312
patrick@pierson.name

29 September, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** many times over the years (even before they moved to Alexandria). Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older vacant building, hired local contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Patrick Pierson

September 30, 2014

RE: La Bergerie Restaurant and Inn
329 N. Washington Street

Dear Mayor Euille, Members City Council and Planning Commission,

This is a letter of support for the application of La Bergerie Restaurant and Inn to be located at 329 N. Washington Street.

As a resident of Alexandria since 1990 and a patron of LaBergerie and Del Ray Café, I enthusiastically support Laurent and Margaret Janowsky in their application to relocate their restaurant and add an Inn to this historic building. During the ten years I served as an Architect member of the Board of Architectural Review, Old and Historic District, I remember a previous application for 329 N. Washington Street. The building had been an office with residential, possibly apartments, on the upper floors. The building was in need of restoration. The new owners wanted to convert the building to a single-family residence. There was much discussion regarding the hardships of living on North Washington Street because of traffic, noise and privacy concerns. To ameliorate this situation, the applicant was requesting the construction of a 6 ft. high brick wall. There was concern regarding the removal of the low, metal fence and the loss of the view into one of the few remaining open gardens along North Washington Street.

It is my opinion that an historic Inn would be an ideal use for this building. It will be a landmark along a major entry to the historic district of Alexandria. There is a great tradition of inns located in historic houses in cities such as Charleston, Savannah, Richmond, New Orleans and Boston. Unfortunately, Alexandria does not have a single historic inn. I believe an historic inn would be very popular to visitors, especially those gathering for family weddings, funerals and graduations.

As a community, we need to do all we can to support local business in Alexandria. These are the people that support our non-profits, create stable employment opportunities and pay taxes to support our City. Laurent and Margaret Janowsky have two outstanding restaurants and we should support them in responsibly expanding these local businesses. With the creation of the Del Ray Café, Laurent and Margaret transformed a sad, run down building into a distinctive restaurant with the loveliest porch and garden. It fits into Del Ray and quietly transitions between a busy Mt. Vernon Avenue and the adjacent residential neighborhood. It is well managed and I have never smelled odors or seen untended garbage. Laurent and Margaret know how to maintain old buildings and will be outstanding stewards of 329 North Washington Street.

Over the years there have been many changes to Old Town, and so have the building uses. La Bergerie Restaurant and Inn will reflect these kinds of changes in the historic district. It will be a model as a local, neighborhood restaurant and business and it will benefit our City.

Very truly yours,

Lori Arrasmith Quill
9 W. Walnut Street
Alexandria, VA 22301
ArrasmithQuill@gmail.com

Dear Planning Commission Members:

My wife and I have lived at the 400 block of North Saint Asaph Street for over 35 years and currently own 421 and 425 North Saint Asaph.

We are strongly opposed to the rezoning of 329 North Washington Street. Rather than repeat the comments you have received from neighbors, we would like to make several other points:

- 1) This property has a North Washington Street address but the facade facing Princess Street is much larger and also consists of a carriage house (which has an apartment above it and which never received a permit). The Princess Street side of the property accounts half of the block face. This cobbled street is iconic and one of only two in Old Town.
- 2) I seriously doubt that you would even consider a rezoning on the Captain's Row block of Prince Street, the other cobbled block even though it too is close to a commercial street - Union Street.
- 3) Spot rezoning must confer a public benefit. The benefit here is purely private - for the restaurant operator and the property owner. This restaurant could easily find a location on King Street, for example, where there currently are available properties. Given the large number of restaurants in Old Town, the rezoning of a property from residential to restaurant use provides no public benefit.

Thank you for your consideration.

H.J. Rosenbaum, Ph.D.

hjrosenbaum@comcast.net

703-836-7877

421 North Saint Asaph Street, Alexandria, VA 22314

From: William Schmale <william.schmale@vaxcom.com>
Sent: Tuesday, September 30, 2014 10:22 AM
To: PlanComm
Subject: Displeasure over plans for 329 N. Washington

To the Planning Commission,

I am writing this e-mail to make known and to emphasis my displeasure with your recent report recommending that the owners of La Bergerie be allowed to open a large restaurant and inn at 329 N. Washington Street aka the 600 block of Princess Street.

I have read your report and was stunned at your ability to among other things totally discount the affect that it would have on my neighborhood. Also, the "plan" on how to remediate the parking situation is at best "pie in the sky" and at worst a complete joke only intended on faking the absolute minimum necessary to allow the restaurant/inn plan to go forward.

I want to emphasis that I am not against restaurants on Washington Street, in fact I would look forward to their arrival. But this plan is excessive to say the least AND it is not so much on Washington Street as on Princess Street and in a solid neighborhood. Again, this is not some quaint little restaurant...this is a behemoth for this part of Old Town, 153 seats to include outdoor seating...I am sure there are more appropriate areas for this to be developed.

Lastly, have you simply forgotten or conveniently overlooked the very first goal in the Small Area Plan: Areas presently used for residential purposes should remain residential.

Respectfully,

William Schmale
428 N. Saint Asaph Street

William Schmale
President and CEO, VSI
703-934-1095 (o)
703-934-1099 (f)
William.schmale@vaxcom.com

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OLD TOWN CIVIC ASSOCIATION

Dear Mr. Moritz and Members of the Planning Commission:

Thank you for spending time with Poul Hertel and me a couple of weeks ago to discuss the rezoning of 329 North Washington Street (a historic private home) and the 600 block of Princess Street from residential (RM) to commercial (CD) and to grant a Special Use Permit (SUP) for the conversion of 329 North Washington Street into a 153-seat restaurant, bar and a five room hotel. **The Old Town Civic Association (OTCA) has some serious reservations regarding this application.**

For decades, the OTCA's basic mission has been the preservation of the historic fabric that gives Old Town its charm and character. To that end, we have consistently opposed the degradation of the city's historic assets, so we generally discourage conversion of these assets into commercial business and specialty restaurants.

The basic question in this case is this: once zoning has been changed from RM to CD, how does it affect subsequent owners of the property? If the property fails as a restaurant, what value does it retain for another type of resale? Consequently, this residence must remain intact through easements that not only protect the integrity of the building, but also limit the development potential. This is necessary so that development of the side yard is discouraged, especially since this property is such a prominent, significantly visible contributing structure to the George Washington Memorial Parkway. To that end, we require that the applicant proffer the change in zoning to grant the Alexandria Historical Restoration and Preservation Commission (commonly called the "Long Name" Commission) both a façade easement to cover the entire exterior of the historic structure and an open space easement to cover all of the existing open space on the lot. Both of which will provide the owners benefit of some property tax relief. This proposal appears to be a zoning bailout for the current owner of the property. We understand that the current owner cannot get her asking price for the residence at 329 North Washington, which currently is zoned RM/Townhouse, but if the property is up-zoned to CD/Commercial Downtown, it would enhance its value by many hundreds of thousands of dollars, possibly even a million dollars or more.

Additionally, the issuance of a SUP implies that the development or use for which the permit is sought is truly special, that granting it would provide a benefit to the neighborhood and the city notwithstanding the invasiveness of the project and use. The conversion of a historic home in a quiet residential neighborhood into a restaurant with a business plan that includes outdoor seating for over 50 bar and restaurant patrons offers little benefit to the immediate neighbors. The applicant's parking plan, which would provide only 30 spaces after 6:00 p.m. in a fairly inconspicuous, obscure location behind a large building on the west side of Washington Street is wholly inadequate and unacceptable since patrons simply will not use that parking. Instead, it is likely that they will circle our residential blocks seeking free, on-street parking among our already crowded streets.

Approval of this application and the associated parking plan would displace homeowners (most of whom have no off-street parking) from using their street parking in order to give it to patrons. The parking plan as developed by the applicant is insufficient, and must at the very least include valet parking using the Saul Center for Thursday through Saturday and for special events. In addition to the extreme parking hardship that the proposed project would impose on nearby residents, extensive outdoor activity is envisioned, with bright lighting after dark coupled with live music, even if unamplified, which would be severely disruptive to the neighborhood residents. In order to make this work, all outside activities need to cease no later than 9:30 pm, and deliveries and trash pickup need to be coordinated with Washington Street traffic patterns and morning HOV lanes so as not to disturb local residents. Additionally, we are concerned about preservation of the cobblestone surface on Princess Street that is adjacent to this home. If delivery trucks for food and beverage lumber up and down Princess Street, this surface will severely degrade. There needs to be some provision stipulating that there will be no delivery trucks on Princess Street servicing this business.

We respectfully request that you not approve this application unless the following conditions are met:

- a. The applicant proffer as part of the rezoning and grant a perpetual easement to the Alexandria Historical Restoration and Preservation Commission to preserve the exterior of the historic structure and an open space scenic easement to preserve all existing open space on the lot;

- b. A provision is made for valet parking from Thursday thru Saturday;
- c. That any additional outdoor lighting be the minimal necessary for the use, be full cut-out lights and not cause any disturbance or light spillover to the adjacent properties or adjacent street.
- d. A review of the outside hours be conducted after a six month reevaluation period.
- e. A provision is made requiring food and supply delivery from N. Washington Street to this business, and to minimize disturbance to the neighbors.

Townsend A. Van Fleet
President

THOMAS AND MELISSA WALTERS

**3808 Colonial Avenue
Alexandria, VA 22309
703-360-8570 (H)**

September 26, 2014

To Whom It May Concern:

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

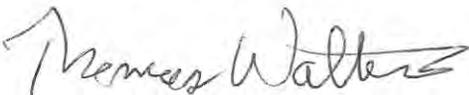
We are writing to express our strong support for the proposed relocation of *La Bergerie Restaurant* by its proprietors, Laurent and Margaret Janowsky, to the historic building at 329 N. Washington Street.

We have been patrons of *La Bergerie* for almost fourteen years, first visiting the restaurant not long after the Janowskys assumed ownership. We were immediately impressed not only by the high quality of the fine French food and top-notch service, but by the efforts of Laurent to make it a jewel of Old Town Alexandria. From the very beginning, he has consistently displayed a high level of professionalism as the host of *La Bergerie*, as well as graciousness, sincerity and the utmost hospitality. He is a true ambassador for the City of Alexandria. We dine out often - both for personal, intimate dinners and for business dinners with parties of various sizes - and *La Bergerie* is always one of our first choices in Alexandria, because we know it will be a quality experience.

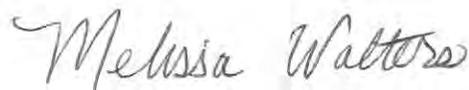
We are very excited by the prospect of the Janowskys purchasing the property at 329 N. Washington Street and moving *La Bergerie* into that beautiful, historic building on one of the City's main commercial streets. The Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, purchasing an older dwelling which had been vacant for two years, hiring local contractors Harry Braswell, and producing the popular neighborhood eatery, *Del Ray Café*. We would anticipate that they would invest the same level of commitment and drive in re-locating *La Bergerie* to North Washington Street. Not only will it provide the historic property with a new lease on life, the addition of the inn component will provide an exciting opportunity for visitors to experience an overnight stay in a historic residence in the Old Town.

We heartily support *La Bergerie* and the Janowskys in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria, but also to enhance the charm of Old Town with the addition of a historic inn.

Sincerely,



Thomas Walters



Melissa Walters

From: Courtney Fones <biggscv9@msn.com>
Date: October 1, 2014 at 6:37:00 AM EDT
To: Courtney Fones <biggscv9@msn.com>, <karl.mortiz@alexandriava.gov>, <william.euille@alexandriava.gov>, <allison.silberberg@alexandriava.gov>, <dell.pepper@alexandriava.gov>, <plancomm@alexandria.gov>, <paul.smedberg@alexandriava.gov>, <tim.lovain@alexandriava.gov>, <justin.wilson@alexandriava.gov>, <john.chapman@alexandriava.gov>
Subject: RE: Special Use Permit #2014-0079

Alexandria City Officials,

I was disappointed to learn that my email expressing concern over the subject request to rezone a residential property was not included in the city's staff report. I am very concerned that the issues raised by those who will directly be affected by this rezoning are not being listened to by the people that they are charged to represent--you.

There are plenty of commercial spaces, already zoned as such, that the restaurant can buy or lease. Why would the Planning Commission, Council, Vice Mayor, or Mayor want to take away from the charm of one of the few historic cobblestone blocks? Why would the Planning Commission, Council, Vice Mayor, or Mayor want to dismay and upset so many residents that would be affected by the rezoning?

I was quite pleased to learn of the Vice Mayor's opposition to rezoning the waterfront and preserving the residential area by the water. Hopefully, she and the rest of you will take to heart that residents and voters of my surrounding area do not want to rezone 329 N. Washington St.

My original email is included below.

Respectfully,
Courtney Fones
607 Princess St

--- Original Message ---

From: "Courtney Fones" <biggscv9@msn.com>

Sent: September 15, 2014 8:35 PM

To: karl.mortiz@alexandriava.gov, william.euille@alexandriava.gov, allison.silberbeg@alexandriava.gov, dell.pepper@alexandriava.gov, paul.smedberg@alexandriava.gov, tim.lovain@alexandriava.gov, justin.wilson@alexandriava.gov, john.chapman@alexandriava.gov

Subject: Special Use Permit #2014-0079

To the Alexandria City Mayor, Vice Mayor, Council, and Planning Commission:

I will be out of town on travel for work on October 7, 2014, the day of the Planning Commission hearing regarding the subject permit. In lieu of my attendance, I am providing this email.

Just a few months ago, my husband and I purchased our dream home on a quiet cobblestone street in Alexandria—Princess Street. We purchased this home with longevity in mind and with the belief that the road would have reduced traffic and parking obstacles due to drivers avoiding the cobblestone. This historic block should include residential homes only and should not be rezoned for commercial use.

The following are some of the reasons I am concerned about the rezoning of 329 North Washington Street:

- reduced parking caused by the customers of the applicant;
- increased truck traffic on our historic street;
- restaurant garbage smell;
- vermin that will be attracted to the aforementioned garbage;
- noise from deliveries, vendors, patrons, and employees of the commercial property;
- congestion from vehicles of deliverers, vendors, patrons, and employees of the commercial property; and
- potential ruin of the cobblestone.

Furthermore, the applicant stated that their restaurant is high end and will cater to a specific clientele. In light of this, I do not see how the applicant can guarantee that their exclusive clientele—dressed in their finest duds—will schlep across Washington Street from the applicant's potential parking lot. The rezoning of the property will cause potentially severe parking problems for the residents of this block and the surrounding area.

Please do not allow 329 North Washington Street to be rezoned to a commercial property. Please help retain the beauty and charm of my historic cobblestone block.

Very Respectfully,
Courtney Fones
607 Princess Street
Biggscv9@msn.com

Dear Alexandria Planning Commissioners:

I am writing, as a long-time resident of Alexandria, and for the last 2 decades, North Saint Asaph Street, to **strongly oppose** the Rezoning and Special Use Permit (SUP) application to convert the residence at 329 North Washington Street into an “inn” and restaurant (10/7/14 PC Docket Item #12). My quality of life, and that of the community in which I reside, will be adversely and permanently affected by this rezoning and special use proposal.

The lack of adequate off-street parking and the extremely invasive commercial nature of a 153-seat restaurant with a 5-room inn make the proposal unacceptable in a quiet residential neighborhood. Parking is the single largest issue, though not the only issue, on which I oppose this proposal. I reject the applicants’ argument that this venture constitutes a hotel with its lower parking requirements. The fact is that the normal two seatings in the evening could produce cars for as many as 254 patrons circling our streets in search of easy, free, on-street parking.

As with most, our neighborhood is already burdened with insufficient residential parking. We, however, must also contend with many business employees and visitors already looking for free parking on our street. Specifically, special events at the Lee-Fendall House, and parking by employees of businesses along North Washington Street, including Trader Joes, already makes parking on North Saint Asaph extremely difficult and burdensome to those of us who live here. The idea of tax-paying residents being asked to put up with additional parking burdens is unreasonable and unacceptable.

This issue was not adequately addressed in the Planning Commission Staff Report issued on September 26, 2014 regarding this rezoning and SUP. The Staff Report was incomplete as shown in the few examples cited below:

The Staff Report attempts to play down the potential impact of these additional vehicles, citing a “condition” that the ***applicants will have to employ Valet Parking for a 6 month period to mitigate the local parking impact.*** There is no requirement, however, to preclude the Valets from merely parking the cars on Princess, North Saint Asaph, or other surrounding residential streets, thereby having the same impact as a situation without valet parking. In addition, there is no requirement that diners use the valet service, and many will seek free local parking anyway. Finally, what happens to the residential parking problems after the 6-month period expires? This “condition” is not a credible solution to the very real negative impact on parking for the surrounding Alexandria homeowners and residents.

Nor is the applicants’ intent to use spaces in the Professional Insurance Agents building lot across Washington Street a credible solution to solving the parking problem. If patrons even considered parking on the far side of the very busy Washington Street, they would have to find an unmarked parking lot entrance off Columbus Street, from which neither Princess nor Washington Streets are visible.

The Staff report does not mention nor consider the impacts on neighborhood parking of the four nearby residential housing projects (in various stages of development) that circle this critical area of street parking. These new developments will have a huge impact on available

residential parking in this subject area. These are four projects that have already been approved by the city. Each project is between one and two blocks away from the heavily impacted street parking around N Saint Asaph and Princess Streets. The projects include The Middleton (replaced the Royal St food market), Cromley Row (behind Wells Fargo), the previous IACP building (Cotton Factory) condo conversion at 515 N Washington St. and the townhome project at the old Health Department (509 N Saint Asaph St + 513 to 515 Oronoco St) which will open fall of 2015 (and eliminate a city parking lot that has been used by Lee-Fendall and other businesses for parking). While each unit should provide two off-street parking spaces per unit, these will be high-end properties with additional parking needed for housekeepers, nannies, service professionals, driving-age children, college kids at home, parents, visitors, friends, etc. The Middleton has four units with five bedrooms each; Cromley Row four units with four bedrooms each; 49 units at 515 N. Washington St.; and 16 new townhomes at the Health Department project. Realistically, many of these units will have more than 2 cars per unit and will use the surrounding neighborhoods for their additional parking needs.

Although these new developments have already been approved by the City and are coming soon, the impact of the future parking needs for all these residents does not appear to have been considered by the Planning Commission staff when reviewing and approving the 329 N. Washington St. application. **This is a significant oversight that must be addressed and resolved.**

The Staff Report states that “the rezoning would help to retain a balance of residential and commercial uses in the City, which in recent years has seen a broad trend toward commercially zoned land being used for residential purposes.” **Does this mean that our neighborhood must be made to pay for the conversion of the Cotton Factory to residential use by inserting a large restaurant in our midst?**

The Staff Report has also attempted to down-play the significant local residential opposition to the rezoning by unfairly equating the number of residents’ letters, e-mails and petitions against the rezoning with the number of letters supporting the application; when in fact 21 of the 37 proponents were merely “form” letters sent predominantly from people and organizations who will not be impacted by the rezoning changes. Many of these “form letters” were from locations outside of the impacted area, such as The Plains, VA, Ft. Washington, MD, Belle Haven, Del Ray, the Alexandria section of Fairfax, and Texas. None of these individuals will suffer any of the consequences of rezoning and should not be given the same consideration as those of us who live in the neighborhood and will bear the brunt of this intrusion. In reality, the number of credible opposition letters from local, tax-paying residents who are impacted by the SUP far outweigh the applicants’ “created” show of support.

In addition, I am concerned about the Staff Report as it relates to the long list of "Recommended Conditions." Much of the Staff approval is based on outcomes well beyond the October 7 decision; e.g., securing parking/loading on Washington St., proposing and securing valet parking, subsequent review of lighting and exterior changes, Health Department approval of restaurant and hotel, etc. Will city staff provide continued oversight of these matters, and to what end? What if any of these changes, improvements, mitigations fail to be achieved in a timely manner? If these conditions are not met prior to the October 7 hearing, will the Commission defer decision? If action is not deferred, and the conditions are not met, we would still have an **unacceptable, inappropriate rezoning** which will never be reversed.

The Staff Report notes that the dwelling over the carriage house at 329 N. Washington was **not approved** by the City, but it was built anyway. Nothing has been done to penalize this violation of City Code. What will be different now?

The staff further asserts that “the request would also assist the retention and expansion within Alexandria of a locally owned small business that has been in operation in Old Town for over 40 years.” How is this part of the rezoning process? **Is the Planning Commission in the habit of picking winners and losers?** Is the whole point of this action to bail out a small business at the expense of an entire residential neighborhood?

The Staff Report is glaringly silent on the history of the applicants’ history of seeking to relocate their restaurant in residential areas of Old Town, and their withdrawal in December 2013 of a SUP application for the relocation of La Bergerie to 111 South Columbus Street due to local residential opposition. This type of information should not have been withheld from the Commission, nor the public.

Finally, the staff states that the proposal is consistent with five of the specific goals of the Old Town Small Area Plan. Three of these do not require rezoning or approving a special use permit to be fulfilled:

Protect buildings and areas of historic and architectural value;
Protect the appearance of Washington Street as the gateway to Old Town;
Preserve existing open space areas including residential side and rear yards whenever practicable;

However, most importantly, the Staff Report fails to mention the first goal listed in the Small Area Plan: "**Areas presently used for residential purposes should remain residential.**"

For the reasons stated above, **the Planning Commission must turn down this rezoning proposal with its accompanying Special Use Permit.**

Sincerely,

Deanna L. Wilson

Deanna L. Wilson

cc:

Mayor William Euille

Members of the City Council

Rashad Young, City Manager

Mark Jinks, Deputy City Manager

October 2, 2014

Karl Moritz, Acting Director
Planning & Zoning
City of Alexandria
Alexandria, Virginia 22314

Regarding: Special Use Permit # 2014-0079
Proposed Use: Restaurant and 5 room inn (hotel) with a
Request for a parking reduction and the rezoning of the
Property from RM to CD

Enclosed please find the 2nd Petition in opposition to this proposal.
Included with the Petition are – 11 signature pages – 4 signatures
per page as listed below:

Page 1: Ralph Henry – 407 North Washington St.
Kate Levy – 407 North Washington St.
Steven Matiunas – 435 North Columbus St.
Maxwell Shanter – 433 North Columbus St.

Page 2: Arthur Bailey – 503 Queen St.
Barbara Jane Clancy – 223 North Saint Asaph St.
Christian C. Kautz-Scanavy – 409 Queen St.
Patrick Neher – 407 Queen St.

Page 3: Carol Neher – 407 Queen St.
Carla Vogel – 334 North Saint Asaph St.
Courtney Wells – 419 North Columbus St.
Anne Horan – 411 North Columbus St.

Page 4: Guy Lamolinara – 411 North Columbus St.
Susan Lowther – 609 Oronoco St.
Pam Rubin – 332 North Columbus St.
Larry Clark – 332 North Columbus St.

Continued opposition for Special Use Permit # 2014-0079

Page 5: Leigh Matiunas – 435 North Columbus St.
Leander J. Wick – 429 North Columbus St.
William C. Rowland – 423 North Columbus St.
Rachel L. Rowland – 423 North Columbus St.

Page 6: Carolyn Doying – 817 Duke St.
William Doying – 817 Duke St.
Elaine Wick – 429 North Columbus St.
Alicia Spence – 431 North Columbus St.

Page 7: Jeremy Jillson – 500 Queen St.
Kimberly Jillson – 500 Queen St.
P. Huge-Jensen – 526 Queen St.
Julia Lynch – 207 North Pitt St.

Page 8: Dan Lynch – 207 North Pitt St.
Melody Fennel – 320 North Pitt St.
Joan Tackett – 504 Cameron St.
Trish Klingenmaier – 505 Cameron St.

Page 9: Richard Klingenmaier – 505 Cameron St.
Amy Burnett-Louis – 214 South Alfred St.
Michael Louis – 214 South Alfred St.
Sarah Hull – 370 North Saint Asaph St.

Page 10: Blair G. Ege – 326 North Saint Asaph St.
Linnea Poulsen – 314 North Columbus St.
Elizabeth Gossart – 525 Queen St.
John Gossart – 525 Queen St.

Opposition Signatures for Special Use Permit: # 2014-0079

Page 11: Kathleen A. Trepper – 635 South Saint Asaph St.
David W. Cole – 727 South Pitt St.
Alice Ahlerich – 725 South Union St.
Terry Okonsky – 420 South Saint Asaph St.

September 2, 2014

TO WHOM IT MAY CONCERN:

Regarding: SPECIAL USE PERMIT # 2014-0079

Property Location 329 North Washington
Applicant: Janow LLC d/d/a La Bergerie
Address: 218 North Lee Street, Alexandria, VA 22314
Proposed Use: Restaurant and 5 room inn (hotel) with a request for
a Parking Reduction

WE the undersigned, residents of Old Town Alexandria, strongly oppose the request of the applicant. We ask that you please deny this application and the subsequent rezoning of the property from RM to CD.

North Washington Street was once the location of some of the most beautiful homes in Alexandria. Sadly, many of these amazing homes were demolished, replaced by commercial buildings. The house at 329 North Washington Street is one of the few remaining homes that serve an important land use/urban design function as residential. It marks, on Washington Street, the entrance onto a primarily residential neighborhood. Although the home faces Washington Street, it has a significant frontage on Princess Street. This street segment in the City has been designated 'historic' and maintained as a cobbled street, allowing the home to link and complete the residential neighborhood. A restaurant/hotel on this property would forever destroy the residential link that was established by the City Planning Commission in September 1997.

A restaurant/hotel comes with inherent issues that will adversely affect the surrounding neighborhood. Here are but a few of these issues.

The applicant does not provide on site parking. They propose to lease parking spaces across North Washington Street, behind a commercial building. North Washington Street, also known as the George Washington Parkway, is an extremely busy street. The intersection at the applicant's corner is controlled by a traffic signal. This particular intersection has suffered a high number of traffic accidents. It is our belief that no matter how many spaces the applicant is able to lease...people will tend to park on the same side of the street as the restaurant. They will drive down Princess Street, circle the block and continue to look for a space in the neighborhood. It is only human nature. Parking on our neighborhood streets can be difficult at times, but we manage. Not only do we share with each other, but tourists as well. This being said, we are soon to face an additional strain on our street parking. Several new residential developments are being added to our neighborhood. Since all of these folks will be granted parking permits, residential parking will become increasingly stressful.

Noise will definitely be a problem. Unlike an office, shop or gallery, a restaurant/hotel does not close at 5pm. The applicant is proposing a total of 153 seats, 101 indoors and 52 outdoors. The proposed hours of operation are from 8am-11pm, Monday-Sunday. The hotel will be open 24 hours daily, Monday-Sunday. The nature of an outdoor terrace is drinking, eating and talking. Considering the atmosphere, the noise will be heard throughout the neighborhood. Live music for regular dining or an event will only increase the level of noise. Loud chatter while leaving the restaurant at 11:00pm will undoubtedly disturb and ultimately wake up residents on Princess Street.

As long as a restaurant cooks food, there will be cooking odors. A restaurant in a neighborhood is like living in an apartment building. The neighbors are forced to smell whatever is on the

menu. The applicant has indicated trash will be placed in totes and put in a trash room, but it is unclear how the trash will be carried away without spending time on one of the adjacent streets.

Harsh chemicals are used in cleaning and sanitation. Any trash that spills will need to be addressed as well as all sanitation needs. It is very common to see scary, smelly water running down an alley attached to a restaurant. The applicant has no access to an alley, only the adjacent sidewalks and streets, where we walk with our children and our pets. Any chemicals or poison placed outside to control rats or roaches will be harmful to the neighborhood wildlife as well as any neighborhood cat that may venture into the yard.

The applicant has indicated 5 deliveries will occur per day on Washington Street, between 9am-11am, Monday-Friday. There is a HOV parking restriction from 7am-9am, Monday-Friday on this heavily traveled street. Any delivery that arrives before 9am has no other option but to use the historic cobbled Princess Street. As trucks are not allowed on the cobbled street, this option is unacceptable.

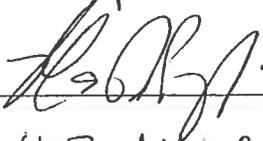
Undoubtedly, the applicant will advertise their restaurant/hotel in various publications as a 'destination'. Having our neighborhood become a 'restaurant destination' will destroy the atmosphere and privacy we currently enjoy.

It is troubling that the applicant compares their two current restaurants with what they are proposing on North Washington Street. Clearly, given the scope, the use, the historic location, there is no comparison.

It is our belief that the applicants' proposal will negatively affect the health, safety and general welfare of our historic neighborhood.

Page 1

Print Name: Ralph Henry

Signature: 

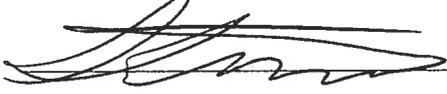
Address: 407 N. Washington St
Alexandria, VA 22314

Print Name: Kate Levy

Signature: 

Address: 407 N. Washington St
Alexandria VA 22314

Print Name: STEVEN MATIUNAS

Signature: 

Address: 435 N COLUMBUS ST

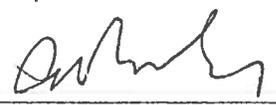
Print Name: Maxwell Smiter

Signature: 

Address: 433 N. Columbus St
Alexandria VA 22314

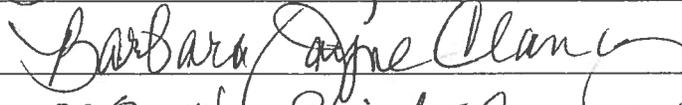
Page 2

Print Name: Arthur Bailey

Signature: 

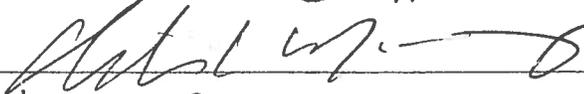
Address: 503 Breen St
Alex VA 22314

Print Name: Barbara Jayne Chancy

Signature: 

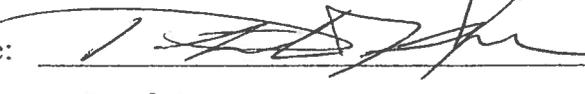
Address: 223 N. Saint Asaph St
Alexandria, VA 22314

Print Name: CHRISTINE E KANTZ-SCARAVY

Signature: 

Address: 409 QUEEN ST
ALEXANDRIA VA 22314

Print Name: PATRICK NEHER

Signature: 

Address: 407 QUEEN ST
ALEXANDRIA, VA 22314

Page 3

Print Name: Carol Neher

Signature: *Carol Neher*

Address: 407 Queen St.
Alexandria VA 22314

Print Name: Carla Vogel

Signature: *Carla Vogel*

Address: 334 North Saint Asaph
Alexandria VA 22314

Print Name: Courtney Wells

Signature: *Courtney Wells*

Address: 419 N Columbus St
Alexandria, VA 22314

Print Name: ANNE HORAN

Signature: *AR Horan*

Address: 411 N. COLUMBUS ST.
ALEX, VA 22314

Page 4

Print Name: GUY LAMOLINARA

Signature: 

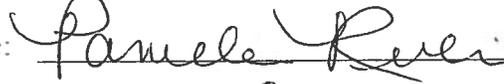
Address: 411 N. COLUMBUS ST.
ALEX, VA 22314

Print Name: SUSAN LOWTHER

Signature: 

Address: 609 CROWCO STREET
ALEX, VA 22314

Print Name: PAM RUBIN

Signature: 

Address: 332 N Columbus St.
Alexandria, VA 22314

Print Name: LARRY CLARK

Signature: 

Address: 332 N COLUMBUS ST.
ALEXANDRIA, VA 22314

Page 5

Print Name: Leigh Matinas

Signature: L Matinas

Address: 435 N. Columbus St
Alexandria VA 22314

Print Name: LEANDER J Wick

Signature: Leander J Wick

Address: 429 N. Columbus
Alexandria, VA 22314

Print Name: William C Rowland

Signature: W Rowland

Address: 423 N. Columbus St.
Alexandria, VA 22314

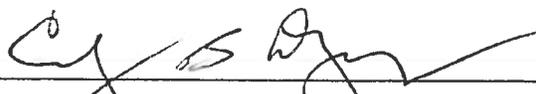
Print Name: Rachel L. Rowland

Signature: Rachel L Rowland

Address: 423 N. Columbus St.
Alexandria, VA 22314

Page 6

Print Name: CAROLYN DOYING

Signature: 

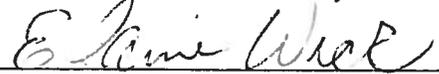
Address: 817 DUKE ST
ALEX. VA 22314

Print Name: William Doying

Signature: 

Address: 817 Duke St.
Alex., VA 22314

Print Name: Elaine Wick

Signature: 

Address: 429 N. Columbus St.
Alexandria 22314

Print Name: Alicia Spence

Signature: 

Address: 431 N. Columbus St.
Alexandria, VA 22314

Page 7

Print Name: Jeremy Johnson

Signature: [Handwritten Signature]

Address: 500 Queen St.
Alexandria, VA 22314

Print Name: KIMBERLY JOHNSON

Signature: [Handwritten Signature]

Address: 500 Queen St.
Alexandria, VA 22314

Print Name: Re Huger Johnson

Signature: [Handwritten Signature]

Address: 526 Queen St.
Alexandria VA 22314

Print Name: JULIA LYNCH

Signature: 207 N PITT ST

Address: ALEXANDRIA VA 22314
Julia Lynch

Page 8

Print Name: DAN LYNCH

Signature: [Handwritten Signature]

Address: 207 N PITT ST
Alexandria VA 22314

Print Name: Melody Fennel

Signature: Melody Fennel

Address: 1320 North Pitt St.
Alexandria VA 22314

Print Name: JOAN TACKETT

Signature: Joan Tackett

Address: 504 Cameron St
Alexandria 22314

Print Name: Trish Kling

Signature: Trish Klingenstein

Address: 505 Cameron St
Alexandria, Va 22314

Page 9

Print Name: Richard Klingenstein

Signature: [Handwritten Signature]

Address: 505 Cameron St.
Alexandria, Va 22314

Print Name: Amy Burnette-Louis

Signature: [Handwritten Signature]

Address: 214 S. AUFRED ST.
Alexandria, Va. 22314

Print Name: MICHAEL LOUIS

Signature: [Handwritten Signature]

Address: 214 S. AUFRED ST.
ALEXANDRIA, VA 22314

Print Name: Sarah Hull

Signature: Sarah Hull

Address: 370 N. ST. AUGUSTINE
Alex, VA 22314

Page 10

Print Name: BLAIR G. EGE

Signature: 

Address: 326 N. SAINT ASAPH ST.
ALEXANDRIA, VA 22314

Print Name: Linnea Poulkes

Signature: 

Address: 314 N. Columbus St
Alexandria VA 22314

Print Name: Elizabeth Gossart

Signature: 

Address: 525 Queen St
Alexandria, VA 22314

Print Name: John Gossart

Signature: 

Address: 525 Queen St
Alexandria, VA 22314

Page 11

Print Name: Kathleen A Treppen

Signature: 

Address: 635 S. St. Asaph St.
Alexandria, VA 22314

Print Name: DAVID W Cole

Signature: 

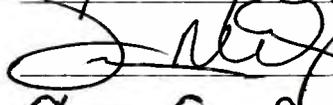
Address: 727 S. PITT ST
Alex, Va 22314

Print Name: Anne Anlerich 

Signature: 

Address: 725 S. University
Alex Va 22314

Print Name: Terry Okonsky

Signature: 

Address: 920 S. St. Asaph St.
Alexandria, Va 22314 

Mr. and Mrs. James E. Gardner, Jr
2475 Hawthorne Lane
Gainesville GA 30506
jlefg81@gmail.com

Date: October 2, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We write today to express our very strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. We have visited *La Bergerie* many times over the last 30 years. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere. Three generations of our family have treasured and continue to treasure and support the service and friendship provided by Laurent, Margaret and staff.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City and for our family and friends to have the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Jim and Judy Gardner

From: Betsey Rosenbaum <brrosenbaum@comcast.net>
Sent: Thursday, October 02, 2014 11:40 AM
To: PlanComm
Subject: Rezoning of 329 North Washington Street

Dear Planning Commission Members:

I have lived in the 400 block of North Saint Asaph Street for 35 years, currently residing at 421.

I am strongly opposed to the spot rezoning of 429 North Washington Street. Many neighbors have outlined our concerns. However, I want to focus on one issue: the application of parking requirements for restaurants that are attached to hotels.

Here we have a flagrant case of the tail wagging the dog! An inn of 5 rooms and a huge restaurant is invoking the less restrictive parking requirements that are allowed for restaurants that are in hotels. While technically legal, the reduced parking allowed by the code is, in this case, totally absurd. The reduced parking for restaurants that are part of hotels is based on the fact that many hotel guests eat at onsite restaurants. So fewer parking spaces are needed.

The technicality upon which the applicant is citing makes a mockery of the code. If for no other reason, this rezoning should be rejected or the city will be conspiring in a major charade.

Betsey Rosenbaum

From: Laura Beattie <lbbeattie@me.com>
Sent: Thursday, October 02, 2014 8:41 PM
To: Nathan Randall; Alex Dambach; Karl Moritz
Cc: PlanComm
Subject: Re: 329 N Washington Street- La Bergerie

Mr Nathan Randall, Mr Alex Dambach and Mr Karl Moritz,

RE: Docket Item #12 for the October 7th Planning Commission Hearing

As a long-time resident of Old Town Alexandria with a home in close proximity to the subject address of 329 North Washington Street, I wish to relay my firm opposition to the La Bergerie application for the property at 329 N Washington Street.

Please know that I have been following this issue closely, having read through the final/revised application as well as the 162 page Staff Report. Many points for opposition have already been filed with your office, from numerous neighbors, which I heartily support.

In this communication, I wish to stress a concern that appears not to have been taken into account in either the final application under consideration, nor in the Staff Report. It concerns the limited, available residential street parking in the immediate vicinity of the subject property. There does not appear to be any acknowledgment of the parking impact soon to come from the four new residential projects surrounding 329 N Washington Street. These are residential developments already approved and underway, but not yet occupied, so the impact on parking does not seem to be taken into account when assessing street parking availability with La Bergerie's proposal in mind.

Consider the intersection of Princess Street and North Saint Asaph Street, and a one block radius from this point. The 329 North Washington Street property follows halfway down the cobble-stoned Princess Street portion of this radius. The four nearby residential projects in various stages of development will have a big impact on the availability of this street parking. Each project is just one to two blocks away from the radius of this intersection.

Cromley Row (317-325 N Columbus Street), behind Wells Fargo, is five high-end town homes with four bedrooms and two off-street parking spaces per unit. This project is currently in sales mode. The Middleton (329-335 N Royal Street, on the corner with Princess St) is five high-end town homes with five bedrooms each and two off-street parking spaces. This is also in the sales stage.

Additionally, at 509 N Saint Asaph Street, there is the Health Department Redevelopment ('Mount Vernon Commons, LLC') which will include a total of sixteen new town homes, with several built in an existing parking lot next to the Olde Towne School for Dogs, at 511-515 Oronoco Street. Each of these are to include two off-street parking spaces. The posted sign shows these new town homes will be available in the fall of 2015. And at 515 N Washington Street, there are between 34 and 49 new residential units coming on line in the redevelopment of the old Cotton Factory/ IACP building. The building is currently being prepared for the construction.

While all of the four new projects will provide some off-street parking, there will clearly be overflow onto street parking needed for housekeepers, nannies, service professionals (pest, landscape, HVAC, etc), pet-sitters, dog

walkers, driving age children, college kids at home, parents, visitors, company, friends, etc. The one block radius of existing residential parking, as noted above, which we who currently live here depend upon, will be swamped. And that is *without* the addition of a 150 + seat restaurant and five room inn with employees located a half a block away from this critical area.

Had the four new residential projects, which will add a *minimum* of 59 new homes in this immediate area, never been approved nor developed, then you would be looking at the existing residential parking situation in considering the La Bergerie application. That is not the case.

Please take the time to come and visually see how close these new residential properties are to the nearby residential street parking around 329 N Washington Street.

As a homeowner at the nearby Lee Mews, my husband and I enjoy one off-street parking space. My husband uses the off-street space and I am happy using the 400 block of North Saint Asaph Street for my car. For anyone familiar with this neighborhood, you realize that for years and years there has been no use whatsoever of our necessary residential street parking by the various properties now being developed into high-end residences. The old, closed Health Department and empty associated parking lot, the Royal Market and the International Association of Chiefs of Police building (where office workers had plenty of spaces in their own lot) never impacted our parking. With 59+ new homes, they will. I strongly urge this to be taken into consideration with the La Bergerie application.

Thank you for your time.

Sincerely,

Laura Beattie
422 N Saint Asaph Street
Alexandria, VA 22314
703 517 2838
LBeattie@me.com

From: Alicia Spence [<mailto:spence.alicia@gene.com>]

Sent: Thursday, October 02, 2014 5:49 PM

To: Karl Moritz

Cc: J B; Alicia Spence

Subject: Fwd: Please forward to all P&Z members- Opposition to Special Use Permit #2014-0079

Dear Director Moritz,

I have owned and lived at 431 N. Columbus Street since November 1993 and am writing to P&Z to request that Special Use Permit #2104-0079 be denied. I do not support this proposal or the member recommendation for the following reasons:

1. This historic house is an important home to the entrance of Old Town Alexandria, of which few remain. I am aware of how the street used to look and am saddened by the continued loss of these few existing properties. I value preservation and treasure historic Old Town Alexandria for this reason, therefore I am very concerned about changes in structure and use for this project and in the future. I am also concerned that the integrity of the cobblestone street will suffer with increased traffic. I do not want the part of Washington Street to be a commercial zone therefore, the residences **MUST** remain.

2. The 'parking solutions' that have been submitted are not solutions. One of the sites is the parking lot behind 424-426 N Washington Street (accessed only from Oronoco Street) which leads behind several homes and runs along a historic brick wall (The Engh property). **This alley is not wide enough for a car and a human simultaneously.** It scares me to think of the safety concerns around customers entering or exiting this alley as it's quite a different topic when alcohol is in the mix. Residents and their children use this alley to get to the street-- will customers trying to find their way or a valet rushing for a tip be aware of us? Additionally, the pedestrians who walk, often at night, along the Oronoco Street sidewalk are vulnerable as the wall runs to the end of the alley allowing almost no visibility. The other 'parking solution' is on the lot behind 400 N Washington Street with an exit and chain link fence on N Columbus. (May I suggest rezoning either one or both of these lots back into green space and not continue the parking lot blight?) The density and traffic on N Columbus St is palpably increasing with more cars and carbon monoxide and two full lots on this block continually will not help.

Director Moritz, I have kept my back yard a green space and have no off street parking. I spend time there in three seasons and do not want it disrupted with noise, cars, parking issues, and late nighters and want to it to continue to be a safe place for me to live and enjoy. This is why I purchased

this home and continue to live at 431 N Columbus. Please don't let anyone take my quality of life away from me....this is my dream!

Thank you for your consideration as it is for these reasons that I oppose Special Use Permit #2014-0079.

Please forward this email to entire member body at Planning and Zoning. I only just heard of this hearing otherwise I would have written sooner.

Kindly,
Alicia Spence

--

Alicia Spence | BioOncology-Avastin | C [703.407.7222](tel:703.407.7222) | aspence@gene.com
Genentech, Inc. 1 DNA Way, South San Francisco, CA 94080

Sam Shelby

From: Frank Duggan <fduggan@comcast.net>
Sent: Friday, October 03, 2014 2:14 PM
To: Nathan Randall; Alex Dambach; Karl Moritz; PlanComm
Subject: Letters to the Planning Commission and Staff - La Bergerie Application

Ladies and Gentlemen: I am the President of the Lee Mews Council of Homeowners, a thankless job, much like your own! We appreciate the opportunity to present our case, and say thank you nevertheless. A number of our Lee Mews Residents have written and plan to make statements in opposition to this application. While we may disagree with the staff report, we do so in a neighborly spirit without recrimination.

In looking through the many letters posted on the published docket, we were struck with the number of letters of support, from business and non-residents, that were virtually identical and clearly part of a campaign. Every letter began with prepared bullet points and followed an obvious script: all of them mention the two restaurant owners by name, followed by a statement that they often go to the restaurant, that the food is excellent, that the restaurant is moving to a commercial area of Washington street, that the owners opened another restaurant in Del Ray in an old vacant building, hired local people, etc. etc.

The letter and petition from local residents, also on the docket website, and more personal and relate to the quality of life that we try to enjoy in our neighborhood.

For example, the Lee Mews driveway entrance is half block from the proposed restaurant/hotel, and it is often quite difficult pulling out into Washington street which is full of fast moving, on coming vehicles. Rush hours are difficult, especially when parking is permitted in the curb lane and we cannot see what is coming. I simply cannot understand the parking and valet service proposed in the application.

Most of us have frequented La Bergerie, and I often have our anniversary dinner there where we receive a photo from the staff of the restaurant. I will have to check the date, but the last time my wife and I were there, we were the only people in the dining room. There might have been a few diners in the side room, but the dining room was completely empty and we felt sorry for the waiters who were just standing around. We were amazed to learn that the owners planned to purchase the Washington street property for millions of dollars. I think you will hear stories of personal experiences of parking, noise and the like, which we will be pleased to offer as you wrestle with this decision for a zoning change. Once again, we appreciate your consideration of our views as close neighbors and citizens of our beloved Old Town.

All the best,
Francis J. Duggan

From: Duane Beckhorn <djbeckhorn@gmail.com>
Sent: Sunday, October 05, 2014 4:18 PM
To: PlanComm
Subject: La Bergerie

Members of the Planning Commission,

We have been patrons of La Bergerie since it first opened near the Courthouse in Arlington many years ago. We were delighted to have it close to us when it moved to its current location in the Crilley Warehouse.

We patronized it steadily when it was operated by Bernard Campagne and have continued to be patrons since its acquisition by Laurent and Margaret Janowsky. It remains our favorite restaurant in Alexandria.

The Janowskys have clearly demonstrated their business, entrepreneurial and hospitality skills, not only by surviving the severe economic problems of recent years, but also by opening another successful restaurant in Del Ray.

We believe the residents of Alexandria and the city itself, as well as the many tourists passing through Old Town, will be well served by a historic inn operated by the Janowskys in the prominent and convenient location at 329 N. Washington Street. We admire their devotion to Old Town, entrepreneurial vision and dedication to the hospitality industry. We hope you will allow them to proceed with their impressive plans

Jean and Duane Beckhorn

-----Original Message-----

From: Christine Bernstein [<mailto:chbernstein@comcast.net>]

Sent: Friday, October 03, 2014 8:29 PM

To: mindyllyle

Subject: La Bergerie SUP request

I have read the entire staff report with associated attachments with great interest regarding 329 N. Washington St. historic property.

Dan and I moved to Old Town in 1979 because we appreciated the historic nature of this community. We are proponents of preserving and maintaining the wonderful, historic riverfront community in which we live. That is the basis for my opinions, as they relate to any development in the Historic District. Therefore, it is through that prism that I have concluded that La Bergerie should be granted the SUP.

Of course, I would urge the Planning Commission and City staff to ensure that all guidelines are adhered to, particularly parking, noise abatement, lighting and preserving the cobblestone 600 block of Princess St. Also, is it possible to stipulate that no further development would be permitted on the property, i.e. expansion of the restaurant or building an addition to the main structure where the garden dining is currently proposed - even if the property changes hands?

My opinion may be otherwise if the property in question was not on a block that already houses both commercial and residential usage. As it is, this request by La Bergerie appears to be a thoughtful re-use of an historic property.

I have traveled far and wide and have never visited an historic community void of a B&B. I always felt it was unfortunate that one didn't exist in Old Town Alexandria. This would be a welcome change to the large hotels that are proposed on our waterfront. A hotel of 150 rooms is NOT a boutique hotel. The future La Bergerie establishment has the potential to infuse charm, grace and much needed Southern hospitality to Old Town.

Thank you for taking my views into consideration when the Commission ponders this SUP request.

Regards,

Christine H. Bernstein

P.S. You may share this email with all the Commissioners and City Staff

Mark D. Betts
600 Cameron Street
Alexandria, VA 22314

October 6, 2014

Alexandria City Mayor Euille
Alexandria Members of City Council
Alexandria Planning Commission
Alexandria City Staff

Re: Support for Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear Mayor Euille, City Council, City Planning Commission and City Staff:

I am writing to express my strong support for the proposed relocation of La Bergerie to 329 North Washington Street, Alexandria, VA.

I write as the owner of a local business in Old Town (600 Cameron Street, an executive office suite building), as well as a patron of both La Bergerie and Del Ray Café. In addition, I write as the owner of two five-star restaurants and inns: The Goodstone Inn in Middleburg, VA and Playa Cativo in Costa Rica.

As a neighbor and local businessman I can tell you that I welcome La Bergerie's proposed move closer to my business because it is a neighborhood upgrade, an amenity for my tenants and I look forward to patronizing it myself. That portion of N. Washington is very commercial and the proposed use will have a very low impact.

As an owner-operator of two similar establishments, I can tell you that Laurent and Margaret Janowsky are first class operators, they know their business thoroughly and they do a great job. I have had many discussions over the years with Laurent about our businesses and not only is he extremely capable and knowledgeable, he is very honest and responsible.

As evidence of their operating capabilities, I offer the example of Del Ray Café. What they did there is amazing! In a short period of time they did an excellent job totally refurbishing the building and beginning operations with no apparent adverse impact. The renovation is beautiful, an upgrade to the neighborhood, and their operation is first rate.

There will, of course, always be issues such as parking and trash but Laurent has already developed responsible plans to address them.

I wholeheartedly encourage the City of Alexandria to approve the relocation of La Bergerie to 329 North Washington Street, Alexandria, VA. Please don't let the vocal minority of naysayers stop positive change in Old Town.

Sincerely yours,

Alexandria Members of City Council:

william.euille@alexandriava.gov

allison.silberberg@alexandriava.gov

john.taylor.chapman@alexandriava.gov

timothy.lovain@alexandriava.gov

del.pepper@alexandriava.gov

paul.smedberg@alexandriava.gov

justin.wilson@alexandriava.gov

Alexandria City Planning Commission:

PlanComm@alexandria.gov

Alexandria City Staff:

nathan.randall@alexandria.gov

alex.damach@alexandriava.gov

Craig Miller & Lisa Brock
915 Cameron St, Alexandria 22314
cmillerjr@comcast.net

September 29, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We write today to express our **strong** support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. We have visited **La Bergerie** many times over the years and share all Special Occasions there. Not only have we experienced first-class French cuisine and service, I know personally Laurent to be one of the most honest, hard-working businessmen in Alexandria.

We are excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and added revenue to the City of Alexandria. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We give our whole-hearted support to **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria, but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Craig Miller
Lisa Brock

From: Anthony Costanzo <bgsiapc@aol.com>
Sent: Friday, October 03, 2014 5:31 PM
To: PlanComm
Cc: Elenaalexa@aol.com
Subject: Historic Home 329 N. Washington St.

Dear Planning Commission Member.

I recently learned that the Department of Planning and Zoning issued a report regarding the rezoning/SUP/parking waiver to allow the use of the historic home at 329 N. Washington St. (600 block of Princess St.) to be used for a restaurant, inn and banquet facility.

My family is very much opposed to have such a business located in this part of the city. We hope that the Planning Commission does not support the department's decision.

My family resides at 425 Princess St. (corner townhouse at Princess and N. Pitt Street) in the Chatham Square development. We formerly lived a half block away at 310 N. Pitt St. before moving to Chatham Square. We enjoy this part of North old town. Having such a business two blocks away in a residential area not suited for such facility is a big mistake and will cause multiple problems.

First, of course, there is parking. The area already lacks parking. The proposed business does not have any parking and including parking on the small grounds (or having larger driveways for that residence) would ruin the ambience. The customers would have to park on the street. The Princess Street corridor is a historic cobblestone street. It would be ruined by visitors and delivery and garbage trucks.

We at Chatham Square are not allowed to park our cars on the street at all except for the short hours provided for visitors. We had to fight about 8 years just to allow visitors to park in our neighborhood with the use of a city issued parking pass. It is amazing that the Department of Planning and Zoning would allow other car access when residents have limited or no access to street parking and there are restrictions on homeowner's visitors. It makes no sense at all. Adding more cars will crowd out residents and resident's visitors so they would have no place to park or have to park farther away.

Second, the use of outdoor patios and the comings and goings of walking or driving patrons will add to the growing visitor traffic to the neighborhood. The traffic on N. Pitt Street has increased dramatically over the years. I have lived on Pitt Street for 20 years and there is a noticeable increase of traffic. This is not local traffic. This is traffic either avoiding or trying to get to N. Washington Street. There are many instances of cars not stopping at stop signs. And, there is continual speeding between stop signs. Adding the business at the corner of North Washington and Princess Street will add to the traffic on N. Pitt Street as well as the traffic on Princess Street.

And, even walking patrons can cause a problem. Our bedrooms face N. Pitt Street. Between 12-2am especially on weekend nights, we hear people walking to/from the King Street area. There have been many instances of loud and inebriated people passing and I have had to break up one fight. My plants and small fence surrounding my garden often are damaged. These are not local residents. These are people who park farther down on N. Pitt Street since that is where there is free parking. Adding the

business on the corner of N. Washington and Princess Street will only add to this patron traffic in a residential neighborhood.

I am all for business development. However, this is business development in a residential neighborhood. The residence in question adds a capstone to Princess Street which is a lovely street, especially with the cobblestone street at that block. If there is such a mix of business and residential buildings then you are creating patchwork development that will not make businesses happy and not make residents ready. The N. Royal Market that was on the corner of N. Royal and Princess Street was torn down and new town homes are going up. It is a miracle that that eyesore and crime magnet was sold and torn down. That cavity is now being replaced by market rate town homes. That makes sense. Making a historic residential property into such a business does not make sense.

Last, we have two daughters. We want them to enjoy Old Town and they do. More families with children have moved to this area. If such business development is allowed in this neighborhood area they will most likely move out since the area will become more commercial and less residential.

We have areas for restaurants, hotels and other businesses. Please don't set a standard of this patchwork development. The residential neighborhoods are for the taxpaying residents. Or else, the standard of living will decline. It is somewhat already with the increased traffic. We should not be further inconvenienced.

I will attend the Planning Commission hearing on Tuesday, October 7 in opposition to rezoning/SUP/parking waiver.

Thank you

Anthony Costanzo
425 Princess Street
Alexandria, VA 22314

From: Pam DeCandio <PDeCandio@johnmarshallbank.com>
Sent: Monday, October 06, 2014 11:48 AM
To: Nathan Randall; Alex Dambach; PlanComm
Subject: Relocation of La Bergerie

To whom it may concern,

As an active member of the Old Town business community and as a frequenter of Alexandria restaurants, I support the proposed relocation of La Bergerie to 329 N. Washington St. A small inn with accompanying restaurant use would be a great addition to Alexandria and further enhance the many improvements being brought to Old Town in the next few years. The proposed location is appropriate along the commercial corridor of N. Washington St and the proposed parking across the street will mitigate any impacts on the neighbors. La Bergerie has been in Alexandria since the 1970's and is an excellent restaurant with a reputation for fine food and quality service and their new proposal to locate in an existing historic structure with the addition of the 5 inn rooms will add to the mix of uses in Old Town that serve residents, businesses and tourists alike. I hope you will support this Alexandria small business in its new endeavor.

Sincerely,

Pam De Candio
Home address:
110 West Nelson Avenue
Alexandria, VA 22301

Business address:
John Marshall Bank
700 S. Washington Street
Alexandria, VA 22314

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From: Mary Catherine Gibbs <mcg.hcgk@verizon.net>
Sent: Monday, October 06, 2014 11:11 AM
To: Nathan Randall; Alex Dambach; PlanComm
Cc: 'Puskar, M. Catharine'
Subject: Docket Item 12, Master Plan Amendment #2014-0007 Rezoning #2014-0005 Special Use Permit #2014-0079

We wanted to write to you to give you our two cents on the requested re-zoning and special use permit for the La Bergerie restaurant and inn at 329 N. Washington Street. Hart Washington Street, LLC, owns the building at 307 N. Washington Street, just a half block from this location. Bud and Connie Hart are the primary owners/members of Hart Washington Street, LLC, and my husband Bob and I, as well as my brother and his wife, Joe and Christi Hart, are the other minor owners. We rent the building to our law firm. My Dad's law firms have been located in this building since 1971. My Mom and Dad have owned three of the townhouses in our row at various times over the past 30 years. We are zoned CD and these buildings have been used as both offices as well as residences throughout those times. We think that's what makes Washington Street a special street. It's predominantly a commercial street, where residences co-exist. And they've been co-existing for years.

This block of Washington Street is perfect for an upscale restaurant. That's why we're writing to support the proposed applications for 329 N. Washington Street. We think the idea of a small inn with an accompanying restaurant use would be a great addition to this part of Alexandria. We believe the proposed location is appropriate along this part of N. Washington St. My sister-in-law, Christi Hart, is in the restaurant business herself as one of the owners of the Neighborhood Restaurant Group, and she has some experience with restaurants near residences. In fact, two of her restaurants are mentioned in your Staff Report as those that co-exist near residential neighborhoods. We believe this upscale restaurant will be an asset to this part of Washington Street.

We understand some of our neighbors have expressed a concern with parking. We can't speak to Princess Street's parking as much as we can to Washington Street, but we've never had a parking problem on Washington Street. There's always ample parking. We think the proposed parking lot across Washington Street will help mitigate any impacts on the nearby residential neighbors. Obviously, the restaurant will take pains to let their customers know where the parking is located and how to access it. It may take a few times for folks to become accustomed to where it is, but when customers realize how easily accessible it is and that they won't have to deal with parallel parking there, they'll remember where it is and they'll use that lot. Even first time customers can be directed there with the great technologies available to restaurants these days like OpenTable and the like. They can direct their customers to that lot easily.

I know that La Bergerie has been in Alexandria since the 1970's and it's an excellent restaurant with a reputation for fine food and quality service. Their new proposal to locate in an existing historic structure that they are not going to change much will add to the mix of uses in Old Town that serve residents, businesses and tourists alike. We hope you will support these applications.

Sincerely,

Bud and Connie Hart
Robert and Mary Catherine Gibbs
Joe and Christi Hart
Hart Washington Street, LLC
307 N. Washington Street
Alexandria, VA 22314

From: Poul Hertel <poulh@erols.com>
Sent: Saturday, October 04, 2014 6:26 PM
To: PlanComm
Cc: Karl Moritz; alex.dambach@alexandria.gov
Subject: Bergerie

Regarding:

A change of zoning application for the rezoning of 329 North Washington Street (a historic private home) and the 600 block of Princess Street from residential (RM) to commercial (CD) and to grant a Special Use Permit (SUP) for the conversion of 329 North Washington Street into a 153-seat restaurant, bar and a five room hotel.

Dear Chairman Wagner and members of the Planning Commission:

First, let me lend my support to Old Town Civic Association's comments on this matter. There are some major issues here, the zoning change, land use, and community fit .

The zoning change {which is needed in order to allow the uses asked by the applicant) will alter the open space and setback requirements. This is significant, because of the building's iconic historic importance, which was one of the reasons the Federal government agreed to let the George Washington Memorial Parkway run through Washington Street.

There has been a lot of discussion about the potential benefit that the City and or community may derive from this change. While the benefit to the current owners and the applicant are clear, it is not so much for the rest of us. One certain benefit would be the assurance that the building remains intact with an undisturbed viewshed from Washington Street.

To this end, the proposal must be conditioned on a scenic open space easement on the side yard. This would be a clear benefit to the community.

The second issue is more particular to the proposed use. From a personal perspective, from a favorable experience with the Vaso's Dixie Pig restaraunt in my neighborhood; it can work if care is taken to mitigate the externalities.

There are two main issues with the proposed zoning change; parking and outside noise. Parking is envisioned to be a major problem and the applicant must address this.

A valet parking for Thursday night, Friday night and Saturday night along with special events can dramatically alleviate the problem if they use the Saul Center and must be part of the approval.

Noise may or may not be a problem, depending on the limits and the setting. For this reason, it is reasonable to start out slow with a six month review to ascertain the impact of the proposed project on the adjacent neighbors.

From: Poul Hertel <poulh@erols.com>
Sent: Sunday, October 05, 2014 7:16 PM
To: PlanComm
Cc: alex.dambach@alexandria.gov; Karl Moritz
Subject: La Bergerie

Historic Preservation Loophole

Dear Chairman Wagner and Planning Commissioners.

If I may, some additional considerations.

While there is no concern about either the BAR or the City Council allowing the destruction of this historic home, a loophole exists that permits this to happen, which circumvents the City authorities entirely. According to the ordinance, an owner can request that the City appraise the property, and he can then put the property up for sale. If the property at that given price has not been sold within a year, the owner can tear it down regardless of how iconic, historic or architecturally significant.

A key provision will obviously be the appraised value of the property, which depend on the instructions given to how the appraisers are to value the property. In past cases, it has never been the value of the historic building, but the highest and best use of the parcel.

If the parcel is granted a change of zoning to CD, it will be given greater flexibility in use and the setback and open space requirement go away. As a result, the parcel will have greater flexibility and less conditionality tied, and therefore, greater worth from a highest and best use perspective. However, from a market perspective, the existing historic structure will not increase in value.

As a result, if this loophole is used in combination with the proposed zoning change, the City increases the risk of losing the historic building in years to come. This is why scenic easement for the side yard is so vitally important, and is an imperative Historic Preservation Loophole

Poul Hertel

From: Poul Hertel <poulh@erols.com>
Sent: Sunday, October 05, 2014 8:04 PM
To: PlanComm
Cc: Karl Moritz; alex.dambach@alexandria.gov
Subject: La bergerie

Dear Chairman Wagner and Members of the Planning Commission.

Please accept my apologies for sending out a wrong version of historic preservation loophole. Here is the correct one.

Historic Preservation Loophole

While there is no concern about either the BAR or the City Council allowing the destruction of this historic home, a loophole exists that permits this to happen, which circumvents the City authorities entirely. According to the ordinance, an owner can request that the City appraise the property, and he can then put the property up for sale. If the property at that given price has not been sold within a year, the owner can tear it down regardless of how iconic, historic or architecturally significant.

A key provision will obviously be the appraised value of the property, which depend on the instructions given to how the appraisers are to value the property. In past cases, it has never been the value of the historic building, but the highest and best use of the parcel.

If the parcel is granted a change of zoning to CD, it will be given greater flexibility in use and the setback and open space requirement go away. As a result, the parcel will have greater flexibility and less conditionality tied, and therefore, greater worth from a highest and best use perspective. However, from a market perspective, the existing historic structure will not increase in value.

As a result, if this loophole is used in combination with the proposed zoning change, the City increases the risk of losing the historic building in years to come. This is why scenic easement for the side yard is so vitally important, and is an imperative.

Poul Hertel

Mr. John J. Leffler
9000 Belvoir Woods Pkwy Apt 303
Ft. Belvoir VA 22060
jlef856616@aol.com

Date: October 2, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am writing today to express my very strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* many times over the last 30 years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere. Three generations of our Leffler family have treasured and continue to treasure and support the service and friendship provided by Laurent, Margaret and staff.

I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City and for our family and friends to have the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am extremely happy to offer my support of *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

John Leffler

From: donjmicallef@aol.com
Sent: Sunday, October 05, 2014 8:24 PM
To: Nathan Randall; Alex Dambach; Karl Moritz; PlanComm
Subject: 329 North Washington Street

Dear Alexandria Planning Commission:

Four months ago, we moved into our present home after many months of searching for the perfect neighborhood in which to live in Old Town. We specifically were looking for an area free of commercial establishments that inevitably bring with them a host of problems. Those include crowds of people from outside the neighborhood, unwelcome noise throughout the day and congested streets with no parking.

For the past few months we have been enjoying everything our new neighborhood has to offer and were feeling like we had indeed made the perfect choice. Then we heard about La Bergerie's application to re-locate. Our hearts sunk.

Suddenly everything we had hoped to avoid with this move was being forced upon us. While we're all for commercial growth and entrepreneurial spirit, it would seem that there needs to be a balance set with those of us who call this "home" and those who frequent the area. Based on the size and scope of La Bergerie's proposal, it seems this balance is being ignored in favor of what is best for La Bergerie.

It is our hope that the Alexandria Planning Commission consider carefully the number of lives that will be disrupted by the addition of this restaurant and do everything in its power to keep that disruption to an absolute minimum.

Sincerely,

Donald Micallef & Lisa Resnick
408 North Saint Asaph St.
Alexandria, VA 22314

From: julie middleton <middletonjb@gmail.com>
Sent: Sunday, October 05, 2014 5:27 PM
To: William Euille; Allison Silberberg; Del Pepper; Paul Smedberg; Timothy Lovain; Justin Wilson; Nathan Randall; Alex Dambach; Karl Moritz; PlanComm
Subject: OPPOSITION TO THE APPLICATION FOR A SPECIAL USE PERMIT AND REZONING of 329 North Washington St

OPPOSITION TO THE APPLICATION FOR A SPECIAL USE PERMIT AND REZONING of 329 North Washington St

My name is Julie B. Middleton, and I own 609 Princess St., Alexandria, VA, directly abutting 329 North Washington St. I strongly OPPOSE the efforts of La Bergerie restaurant to relocate to this historic house built about 1820. I will delineate the reasons for my opposition below. The planning commission and the City Council must turn down this rezoning proposal with its accompanying special use permit.

329 North Washington St. is situated on one of two preserved iconic cobblestone streets in the city of Old Town Alexandria. The house and the surrounding blocks are zoned residential medium and a commercial downtown designation for such a large restaurant and inn would be totally out of place in this location. My objections are:

>>> 1. The trash and debris from the 150+ seats in the restaurant would be wheeled almost daily up Princess street from the back gate of the aforementioned residence for pick up on Washington Street. That back double gate is directly adjacent to my home. Trash storage in that location would result in potential rodent infestation.

>>> 2. The restaurant owners allege that they serve only high-class clientele and little noise will occur from the outdoor dining. I can assure you that outside drinking and dining is bound to be noisy. The excellent weather when they intend to serve outdoors is exactly the same time I would be opening my windows to enjoy the weather.

>>> 3. The restaurant owners propose to have a loading zone on what is essentially George Washington Parkway. It may be called Washington Street in this particular area, but it is, in fact, a memorial parkway. What other locations on George Washington Parkway or Washington Street have loading zones? It is a highly traveled road, and I assure you the offloading would really occur on the cobblestoned Princess Street.

>>> 4. The letters written in support of the rezoning are in fact duplicative, and do not come from anyone who will be directly and very negatively affected by this rezoning. The letters indicate that the owners of La Bergerie are gracious, the food is excellent, and the restaurant deserves a permanent home. They indicate that the restaurant/inn would be giving 329 North Washington St. a "new lease on life" because it is located in a "dead zone". That dead zone is our beautiful, quiet neighborhood which will be affected by the inconvenience of an inn and restaurant. And what does the fact that the owners are lovely have to do with the rezoning request?

>>> 5. The owners intend to have on site sale of liquor. People will be loading cases of "fine" French wine, and they will be doing so on Princess Street through that double gate adjacent to my home. Thus, I will have the equivalent of a liquor store next door!

>>> 6. There are many, many luxurious hotels in old town and more "boutique" ones scheduled, and other already commercially zoned locations in the downtown area where La Bergerie could relocate. Why rezone a historic building when in fact there are other potential locations for this restaurant?

>>> 7. And, should the commercial designation be given to 329 North Washington St., no reversion to residential will likely occur. If the restaurant is unsuccessful, who knows what we will end up with?

>>> 8. Parking. This is a ciritcal factor. I have NO off street parking. There are FOUR new residential complexes that the city has already approved within a one or two block area of 329 North Washington St. And in the near future, the Car Barn and the remaining Berg houses will be converted to residential complexes too. And, after six months, the zoning director ALONE would have the authority to do away with valet parking at the restaurant and the requirement for rental of business locations for the parking of restaurant cars. Will he protect our interests? He doesn't live here.

>>> 9. Finally, lighting issues, signage, loading zone authority, and other items have all been deferred until after the rezoning would occur.

>>> We have lived here a long time, and we are the ones who pay the taxes and support the City. PLEASE give consideration to our views too as well as business interests! VOTE NO TO REZONING AND THE SUP!

Sincerely,

Julie B. Middleton
609 Princess Street
Alexandria, VA 22314

Joel & Suellen Newman
519 Princess Street
Alexandria, VA 22314

October 3, 2014

Mayor and Members of the City Council, City Planning Commission and Staff
301 King Street, Room 2300
Alexandria, VA 22314

Re: October 7 Planning Commission docket #12: N Washington Street / La Bergerie

Dear Mr. Mayor, Members of the City Council, City Planning Commission and Staff:

We request that this letter be part of the record for the above noted hearing.

We live only one block from the proposed rezoned property, on what is one of the few historic cobblestone streets left in Old Town. We are writing to strongly encourage you NOT to approve Master Plan Amendment #2014-0007, the proposed Rezoning # 2014-0005 or the Special Use Permit #2014-0079. We believe that this proposed project is totally inappropriate and would have significant negative impacts on this historic and primarily residential surrounding neighborhood. We do not believe that, as asserted in the staff recommendation, this proposal is at all in the best interests of this neighborhood or the values of this historic city.

Following are some of the reasons this project should not be approved:

- We are disappointed to find that the staff recommendation was considerably unbalanced, using selected benefits for the project, while minimizing the effect on the surrounding neighborhood and community.
- We are quite surprised that a commercial rezoning proposal for one of the two historic streets in Old Town Alexandria would be given consideration. Our understand is that a prior re-zoning proposal for Prince Street was denied, so we do not understand why a proposal for the historic cobblestone street of Princess Street would be recommended?
- The property use is being represented as a hotel, which is totally inaccurate. It is proposed to have 5 guest rooms available, while also operating a 152 seat restaurant operation, including a 52 seat outside second restaurant/bar and dining /event area. The applicants selected the hotel designation to reduce the use permit requirement for off street parking from 46 to 26. This is clearly a proposed restaurant and special function business, and should not be allowed to misrepresent the intent to minimize requirements that were put in place for very good reasons.

- The scale of this proposal is significant. This proposed business would be one of the top 5 restaurants in Alexandria (based on capacity) and the largest outdoor restaurant. It is not at all realistic to consider this proposal for a primarily residential location.
- The available parking and proposed offsite parking solutions are not realistic. There are only 3 on-site parking spaces available. The proposal does not address parking for the employees and staff to operate this restaurant. The valet parking proposal on Washington Street is a dangerous and high-risk recommendation, for cars to stop and passengers depart on the high traffic of the George Washington Parkway. If you check the records, I believe you will see there is currently an average of one accident per week at this intersection, before introducing a large commercial restaurant with valet parking. The off-site parking options proposed are at risk as there are four new buildings under construction, which will also demand this limited parking space. As a result, patrons for this restaurant will depend on neighborhood street parking, which is already very tight. This recommendation is again overlooking the detriment to the residents in this neighborhood.
- In addition to insufficient parking, the proposed restaurant operation will have several, significant negative effects on the surrounding residential neighbors. These include increased traffic, commercial deliveries, (without appropriate access to the property), noise and lights (particularly from the outside dining with proposed live music). These factors are all multiplied by the scale of the proposed restaurant.
- There is currently more than adequate empty commercial space available in Alexandria to provide realistic options for this proposed restaurant. There is not a need to rezone this historical residential property for this restaurant business proposal, which would be to the detriment of the surrounding residents. The rezoning of this residential property is not necessary or recommended.
- The staff cites that this proposal and their recommendation are based on meeting the goals of the 1992 Old Town Small Area Plan. The 5 goals noted were again selectively chosen to support their recommended approval of this plan. One of the goals included in the 1992 plan was to “lessen the on street parking impact of a restaurant and the adjacent areas. This is clearly not a goal being met by this proposal and was conveniently not included in the staff recommendation. Also, one of the Alexandria rezoning criteria is that it would provide a community benefit – we are having difficulty finding the community benefit in this proposal.
- The long-term effects of this proposal must also be considered as an important factor in the final decision. This is a restaurant proposal of significant scale, with several serious drawbacks. The success of this proposed restaurant is not a certainty, as other popular restaurants in this and other communities, have failed. Restaurants are one of the riskiest business investments. I would point out that the proposal states that the sale

of wine and alcoholic beverages are a significant part of the business plan and potential success, even to the point of selling wine by the case. Should this property be rezoned commercial, and the proposed restaurant is not successful, the property will be worth less and will struggle to find new and successful owners. With other commercial options already available, this property should not be rezoned commercial.

- We noted from the staff recommendation that a majority of the letters in support of the proposed restaurant are financial investors and out of town parties, with no direct exposure to the effect on the community.

In conclusion, we propose that the few reasons cited above, are sufficient to realize that this Rezoning and Special Use permit request should not be approved. There are other options to support this proposed business and preserve the culture and community of Old Town, which would be the best choice for all involved. We respectfully ask the City representative reviewing this proposal, to listen to the surrounding residents and balance your decision with the best interests of these surrounding residents and the unique culture of Old Town Alexandria.

Sincerely,

Joel Newman

Suellen Newman

From: rrigby@aol.com
Sent: Sunday, October 05, 2014 11:24 PM
To: PlanComm
Subject: Fwd: Attached letter in opposition to 329 No. Washington Rezone

-----Original Message-----

From: rrigby <rrigby@aol.com>
To: plancomm <plancomm@alexendriava.gov.>
Sent: Sun, Oct 5, 2014 5:01 pm
Subject: Attached letter in opposition to 329 No. Washington Rezone

Hazel and Ron Rigby
330 North Pitt Street
Alexandria, VA 22314

October 3, 2014

Mayor, Vice Mayor, Members of City Council, Members of the Planning and Zoning Commission, City staff

Subject: October 7, 2014 Planning Commission docket item #12 related to the rezoning of 329 North Washington Street to accommodate La Bergerie, the change in the Master Plan, and the Special Use Permit for a restaurant.

Although we submitted a petition opposing this proposed rezoning et. al. prior to the 17 September date that staff advised we had to meet in order to be in their packet for the Commission and Council to review, the staff has now submitted their report. There are so many problems with their recommendation to approve the requests that we feel compelled to re-state our unalterable, uncompromising position opposing such intrusive and objectionable actions.

We have lived in our home (backing onto Princess Street in the 500 block, less than one block from the proposed restaurant) for forty years. As many of you know, we have been active participants in the City, including the nearly 30 years Hazel taught at T. C. Williams High School, and have both worked diligently to improve our community and share our time and talents with those who might benefit from them. We love the City and love the neighborhood that we call home. The proposed changes would put both in jeopardy.

There are at least a dozen areas of concern, most of which the staff glossed over or chose to represent inaccurately to support their position. We will deal with some of those below, briefly.

1. Zoning change. This is the primary issue, not the quality of food at the restaurant or the menu offered. This is a residential neighborhood, not a 'commercial corridor' or a 'dead zone.' The City staff in 1997 made this point, although the current staff says they have changed their mind. This would be a commercial venture on one of the two cobbled streets in Old Town! The property does front on N. Washington, but the majority of the property faces on Princess, the cobbled street. This is a quiet, child-friendly, pet-friendly, people-friendly neighborhood which would be decimated by 100+ goings and comings with all the attendant commotion, traffic, noise, and problems attendant to a restaurant. Do not destroy our neighborhood.
2. Neighborhood outreach. Staff talks about their discussions with the property owners. It should be noted that any contact with the staff or the applicant came as a result of the neighborhood initiating that contact. Neither the staff nor the applicant came to any of us to tell us of the proposal or to ask our input. We only learned of the proposal when we saw it as a docket item for the Commission, and began to ask questions. Needless to say, these meetings did nothing to change our mind on the subject. For instance, when we asked staff what they considered the community benefit of the restaurant would be, they said they were having trouble coming up with that but one thought was that it would allow public access to an historic building!! How ludicrous is that!!
3. Parking. Basically the applicants downplay the luncheon patrons, because they really have NO parking for any of them, and they would most assuredly use our neighborhood streets. And to think that guests "in proper attire" (the applicant's words) would park in an obscure lot across the Parkway with a hard-to-find entrance is ridiculous. Rather, the evening guests would look for parking on the cobbled streets and the streets by our homes. And needless to say even the 2 or 3 hour limits would not be a matter of concern – guests would assume that parking enforcement wouldn't ticket them if they were over-time. Even using the applicants number, 100 patrons a day, that means a significant increase in the cars circling our neighborhood to find a place to park. Garage parking 4 or 5 blocks away is not the answer. Nor is valet parking, which aids the patron, but not the neighbors. And, imagine drivers exiting their cars on North Washington in order for the valet to get in. Dangerous at best.
4. Staff 'caveats' or 'conditions.' The staff lists 24 (YES 24) conditions that must be complied with – "should approval be granted. " Yet, in their report they cite the

carriage house usage that was not approved. An example of a condition that was Not met. How many of the 24 would actually be complied with or overlooked if Not complied with?! And, the compliance/non-compliance specifically excludes going to any body (like the Planning and Zoning Commission) other than staff. And, some conditions do not help the basic issues, such as increasing the times that valet parking would be provided. Again, ridiculous.

5. “The One.” The applicant tells a wonderful story about seeing this building and knowing that it was their dream come true for their envisioned restaurant/inn. It was ‘the one.’ We are now aware, however, that earlier in this year the applicant considered 111 South Columbus St. for their restaurant, but withdrew the SUP after neighbors there complained that a ‘destination restaurant’ with no parking would be untenable. Which address should we consider is really ‘the one.’?
6. Letters of support. The staff totals the number of letters for and against and shows that the preponderance is against, but does not really consider them. It should be noted that most of the letters in the staff package are dated after the date we were advised letters and petitions should be submitted. Additionally, the letters are primarily from outside the neighborhood and follow a strangely similar pattern: excitement about supporting the restaurant, admiring the owners, enjoying the food. Those of us who wrote or signed to show our opposition are ALL from within a six block eastern radius of the site!! The opposition is from THE NEIGHBORHOOD most affected by these changes, not someone from The Plains or Texas who has eaten at LaBergerie and liked it.
7. Restaurant issues. It is laughable that the applicant says that “no odors will come from the restaurant.” How many restaurants can say this with a straight face? Of course there will be odors, particularly since the kitchen will be in the basement and would then have to be vented to the sidewalk portion on Princess Street. And, noise, lights, signs, vermin - all attendant restaurant issues - would, in fact, all be present.

And then, the special events – weddings, bar mitzvahs, musical events only add to our concerns on this issue.

8. The future. Proposed are 153 dining seats and more than a dozen ‘lounge’ area seats for drinking. This could mean over 450 customers a day (153 for lunch, and two dinner sittings). Yet the applicant downplays the luncheon customers and even says there will be about 100 total customers a day. With a start-up cost of over 3 million dollars for the house and renovations to the site (changing the entry gate, for instance, as well as preparing for restaurant usage) this would be a very expensive endeavor. And restaurants, even established ones that move venues are prime

candidates to not succeed. In this case failure would be a real possibility. Then what? Should the zoning be changed and the map revised, it would be commercial and anything could then intrude upon our neighborhood. And the applicant is unwilling to offer any solution to that issue with a proffer or means for reversion to residential. Once the Residential designation is gone, it is basically gone forever, and our neighborhood negatively impacted forever.

This has been a long list and we appreciate your patient review of our comments. This is an issue that has been keeping us awake at night as we pondered the change to our living environment. They are changes that the entire neighborhood is asking you all to reject. We ask that both the Commission and the Mayor and Council listen to our neighborhood and DENY all three requests: for a Zone change, for a Master Plan change, and for a Special Use Permit to allow a restaurant.

Your denial of these intrusive, inappropriate changes will clearly benefit the neighborhood and the City we love.

Respectfully submitted,

Hazel Rigby and Ronald K. (Ron) Rigby

From: Leah Sedwick <leah@friedcompanies.com>
Sent: Sunday, October 05, 2014 1:00 PM
To: PlanComm
Cc: Alex Dambach; Nathan Randall
Subject: La Bergerie relocation to Washington Street

Dear City Staff and Planning Commissioners:

My name is Leah Fried Sedwick, the owner of 329 North Washington Street.

My family and I had hoped to live there “forever”, but we decided to move to Charlottesville to be near my mother after my father died.

When we bought the house, it had been on the market for a long time because, we were told, people did not want to live on busy Washington Street. We, too, have had extreme difficulty in attracting residential buyers, despite investing in improvements near double the amount for which we purchased the property.

We took great care and respect to honor the historic character and feel we greatly beautified the property, inside and out.

We believe that Laurent and Margaret Janowsky will continue to honor the fabric of the neighborhood and continue their commitment to excellence in business and to the City as a whole. They are ideal stewards for the property.

It appears that the property is best suited for some sort of mixed or commercial use, similarly to the property on the other corner of Princess and Washington Street. (It is about the same size of our property and the top floors are rented out as apartments and the bottom floor is commercial space, but I am sure you know that. Of course the subject property served as Dr. Delaney’s medical practice for decades).

One issue for which I wanted to apologize to the city, for something I did correct as soon as I was notified: unbeknownst to me, the tax bill went unpaid after we moved to Charlottesville. I own the home under a trust in the name of LRF Holdings and I think it may have gone to the wrong address; I assumed the manager of the trust had it and paid it. We did and still do maintain all property maintenance contracts on the house.

Our family misses the vibrancy and uniqueness of Alexandria. If we still lived there, we would welcome the proposed use as a quintessential Alexandria experience.

Thank you for your consideration.

Sincerely,

Leah Fried Sedwick

From: Chris Shoemaker [<mailto:cshoemaker1949@gmail.com>]
Sent: Monday, October 06, 2014 8:27 AM
To: Alex Dambach; Nathan Randall
Cc: Carl E Vuono
Subject: General Vuono note re: Laurent Janowky

Dear Mr. Dambach and Mr. Randall,

Below is a note from General (Retired) Carl E. Vuono - former Chief of Staff of the U.S. Army - endorsing Mr. Laurent Janowsky's application to establish a new facility on Washington Street.

Thanks for your consideration.

Sincerely,

Christopher C. Shoemaker, PhD
Colonel, U.S. Army (Retired)

Dear Sirs,

In discussions with Mr. Laurent Janowsky, I understand that there may be some question about his plans to purchase property on Washington Street and open an upscale restaurant and inn. If such is the case, I would like to add my strong endorsement to his plans. I have known Mr. Janowsky for more than 15 years, and I have always found him to be a man of the highest standards - both professional and personal. I have been a regular patron at La Bergerie and the Del Ray Cafe, and both establishments reflect his uncompromising commitment to quality, decorum, aesthetics and maintenance. Indeed, I have hosted senior leaders from the U.S. government and foreign heads of state at La Bergerie with great confidence and pride.

The exteriors and interiors of both his restaurants demonstrate not only his architectural artistry but also his deep devotion to their neighborhoods and to Old Town Alexandria. I am confident that any new project he undertakes will maintain the same high standards.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Carl E. Vuono
General
United States Army (Retired)

From: Charlotte Hall <chall@potomacriverboatco.com>
Sent: Tuesday, October 07, 2014 5:05 PM
To: Nathan Randall; Alex Dambach; PlanComm
Cc: 'Puskar, M. Catharine'; Charlotte Hall
Subject: Support for the La Bergerie Restaurant and Inn

Dear Friends,

As a business owner/manager in Alexandria for the past 23 years, I find the opportunity for the new La Bergerie Restaurant and Inn a win-win for everyone involved, the business community and our residential community.

Laurent and Margaret Janowsky are to be commended for their work offering the fine dining experience and hospitality of La Bergerie in its current location. The birth of the Del Ray Café is another jewel in their crown. Their commitment and passion for the Alexandria community is evident in both of these restaurants.

The Janowsky family, local residents and two local businesses, has a proven track record. Their proposal of a new Restaurant and Inn will be a great addition to our community. We know what to expect.....a quality operation.

As I see it, the two obstacles challenging this proposal can be remedied:

- 1. On a block where the REST OF THE BLOCK on both sides of the street are zoned commercial – how difficult can this be to bring this plot of land into the commercial realm?*
- 2. Parking – Mr. Janowsky has arranged for “shared parking” to lease 30 spaces for nights and weekends. He is to be commended on his actions. This is a huge achievement to secure 30 spaces for evenings and weekends.*

Please allow this memo to serve as a letter of support for the La Bergerie Restaurant and Inn proposed for 329 N. Washington Street in Old Town Alexandria. We welcome the access to the charm and beauty of this historic building and outdoor garden.

Thank you for giving serious consideration to this exciting project.

*Sincerely,
Charlotte*

*Charlotte A. Hall
Vice President
Potomac Riverboat Company
205 The Strand
Alexandria, VA 22314
(703) 684-0580*

*2010 Alexandria Business Leader of the Year Award
2009 Alexandria Tourism Partner of the Year Award*

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Tuesday, October 07, 2014 5:25 PM
To: PlanComm; Nathan Randall; Alex Dambach; Karl Moritz
Subject: Docket item #12 - La Bergerie - additional petition
Attachments: 329 Support Petition1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

My apologies – I meant to attach this petition to the prior email. You should now have received two separate emails with two different attachments including signatures in support of the applications. Thanks.



M. Catharine Puskar, Esquire

Walsh Colucci Lubeley & Walsh PC

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5413 | Fax: (703) 525-3197

www.TheLandLawyers.com | cpuskar@thelandlawyers.com | [professional biography](#)

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La Bergerie Restaurant and Inn

Laurent & Margaret Ticer Janowsky, owners of La Bergerie, are proposing to purchase 329 N. Washington St., to relocate the restaurant there and to incorporate a 5-room inn. The old and historic building built in 1823 has been completely renovated over the last 10 years. The property has a beautifully landscaped side garden which we will use for outdoor dining and private events including weddings. There is on-street parking on N. Washington St. but we have also secured 30 parking spaces across the street for nights and weekends.

We hope you will support us as we move through the City of Alexandria approval process. You may send your own letter to Planning Commission and City Council and/or you may show your support by signing below.

Name (Print)	Address	Contact (email or telephone)
KAROU KOMENAN	2650 REDCOAT DR. ALEXANDRIA, 22303	(240) 755 5210 KAROUKOMENAN@GMAIL.COM
Rosa Mendez	8750 WALTERS Circle Alexandria VA, 22309	571-276-9173 Mendezrosa2010@Yahoo.com
Timothy Moore	8750 Walters Circle Alexandria VA, 22309	240-994-9824 timmoore21@yahoo.com
ERWAN CovesBot	512 N Patrick St Alexandria VA 22314	ivocoves@gmail.com
Amy Daus	PO Box 1817 ALEXANDRIA VA 22313	emerande@comcast.net
Mr Michael Hopper	6355 Walker Lane #101 ALEXANDRIA, VA 22310	mhoppermt@yahoo.com
RITA TING	5 E OXFORD ST. Del Ray VA 22301	Rtinghopper@yahoo.com
GEORGE PRUDENTE	1905 MT VERNON AVE ALEXANDRIA VA 22301	georgeprudente@yahoo.com
Connie Hart	4604 Newcomb Pl. Alexandria VA 22304	
Janice T. Brown	14 West Uhler Ave Alex VA 22301	
Alice J. Beiro	309 E. Mason Ave. Alexandria VA 22304	ajbeiro@yahoo.com
Josh Finestone	404 E. DUNCAN AVE ALEXANDRIA VA 22304	
Alex Milliken	1205 Stonnell Place ALEXANDRIA VA, 22302	

La Bergerie Restaurant and Inn

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Name (Print)	Address	Contact (email or telephone)
Jim Kapsis	403 E. Nelson Avenue	jkapsis@Lotuslink
Nick Borino	Prince Frederick, MD	248 670 6406
Monica Clothaire	1101 Belle View Blvd #22 ^{VA}	703-505-1349
Terry Gaskins	500 Montgomery Ave, VA	571 483-2100
Mark Gray	3616 Dwyer Ct Alex VA 22309	markgray21046@aol.com
E. Wagner	18 W. UHLER AVE ALEXANDRIA, VA 22301	WAGNERER@GMAIL.COM
Christine Coughlin	901 Bernard St. Alexandria VA 22314	cjdanelian@gmail.com
Patrick Coughlin	901 Bernard St. Alexandria VA 22314	usnrmystrong@msn.com
Gail Phillips	1101 N. Powhatan St. Arlington, VA 22205	gphillips1@aol.com
Judith Werner	2421 Fort Scott Hq. Arl. 22202	judwerner@gmail.com
Jeannette F. Regetz	630 N. Kenmore Arlington VA 01	jfregetz@gmail.com
Kevin L. DAVIDSON	2008 Scrossins Road	917 573 3362
SJ. DAVIDSON	1100 Quaker Hill Drive #123	571 235 7581
Guillermo Saenz	142 U ST NW DC	me@memosaenz.com

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La Bergerie Restaurant and Inn

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Name (Print)	Address	Contact (email or telephone)
NADIA ELHAGGI	5375 DUKE ST #1109 ALEXANDRIA VA	THECHEF9282@yahoo.com
Erika Ekdahl	Alex. VA 22301 216 E. Duncan Av.	202-215-8313
Abdel hadi Leassili	4105 whiting ST #101 Alexandria VA. 22304	571 528- 7793
Lisa & Mike Danigan	1408 CRESTWOOD DR. ALEX, VA. 22302	202-210-1150
Aunley O'Keilly	18 W Glebe 22305	202-368-0623
Michael Moss	1000 N Vail St	703-998-7137
OLIVER CROVEN	7013 POLINS CT	703 234 5679
Marc Moscatello	4904 S. 29th Road Arlington 22206	703.820.4110
ANGELO ESPOSITO	309 HOLLAND LANE #315 ALEXANDRIA, VA 22314	571-312-3868
Lindsey Heitman	604 N. Pelham St ALEXANDRIA VA 22304	202 390 1676

La Bergerie Restaurant and Inn

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Name (Print)	Address	Contact (email or telephone)
Thomas Lehman	142 U St, NW WDC	TomLehman@hotmail.com
Tina Hamilton-Easter	1209 New Jersey WDC	T.HAMONASTER@gmail
Don REILLY	1707 MT VERNON AVE ALEXANDRIA, VA 22301	donreilly@AOL.com
Ken Flower	1301 Dogwood Dr. Alex	KBF3676@gmail.com
Heather Choi	1301 Dogwood Drive Alexandria	heatherchoi@hotmail.com
Kristine Fenty	1303 Dogwood Pr Alex	Kristine.fenty@gmail.com
Patricia Gaston	39 Kennedy St. Alex 22305	pategaston@aol.com
Matt Gaston	39 Kennedy St. Alex 22305	gaston500e@aol.com
Beth Giebelhaus	18911 Timbermill Ct. Oakton, VA ²⁰¹⁹⁴	biegiebelhaus@com.net
Susan Petley	220 N. Royal St Alex 22314	spetley@verizon.net
Richard Ferman	Alex Va 1014 Valley DR, 22302	Ironworker43@comcast.net
Delbert D. Kannon	5137 Woodbine Lane Alex 22311	delkannon@comcast.net
Debra Bennett	1601 River Farm Dr, Alex 22308	bennett.debra@gmail.com
Jeff Bennett	1601 River Farm Dr, Alex VA 22308	agr8view@gmail.com

From: Don Calvin <donucalvin@gmail.com>
Sent: Wednesday, October 08, 2014 3:19 PM
To: PlanComm; Nathan Randall
Subject: The potential move of La Bergerie

My name is Don Calvin and I own, with my daughter, the condo at 434 ½ St Asaph Street. This is less than 2 blocks from the intended relocation of La Bergerie. Parking is already a problem in the area, particularly after 6PM. Many of the nearby residences do walk to a bus stop or to catch the trolley during the work week, but all have at least one car which is used on the weekend.

The addition of a restaurant attracting numerous more cars will be a real problem. That is especially true with the other changes coming to the area.

I think a review of all the changes coming to that area makes it clear that the addition of La Bergerie would have a major negative impact on that area of the city.

Thanks for your consideration.

From: Torun Walker <wtorun@hotmail.com>
Sent: Monday, October 06, 2014 10:58 PM
To: PlanComm
Cc: Brian Walker
Subject: 329 N. Washington Street Rezoning

Hello,

My name is Torun Walker. My husband and I own our home at 424 Princess Street and have lived here since 2000. We are opposed to the rezoning of the property at 329 N. Washington. We believe the proposed rezoning will have a major impact on our ability to park at our home. Our 400 block of Princess is the only block from Washington to Union that does not have off street parking. If this rezoning is granted, you will be giving priority parking privileges to employees and patrons of this new restaurant, instead of protecting the tax paying residents who love our neighborhood and wish to protect the residential environment we hold dear.

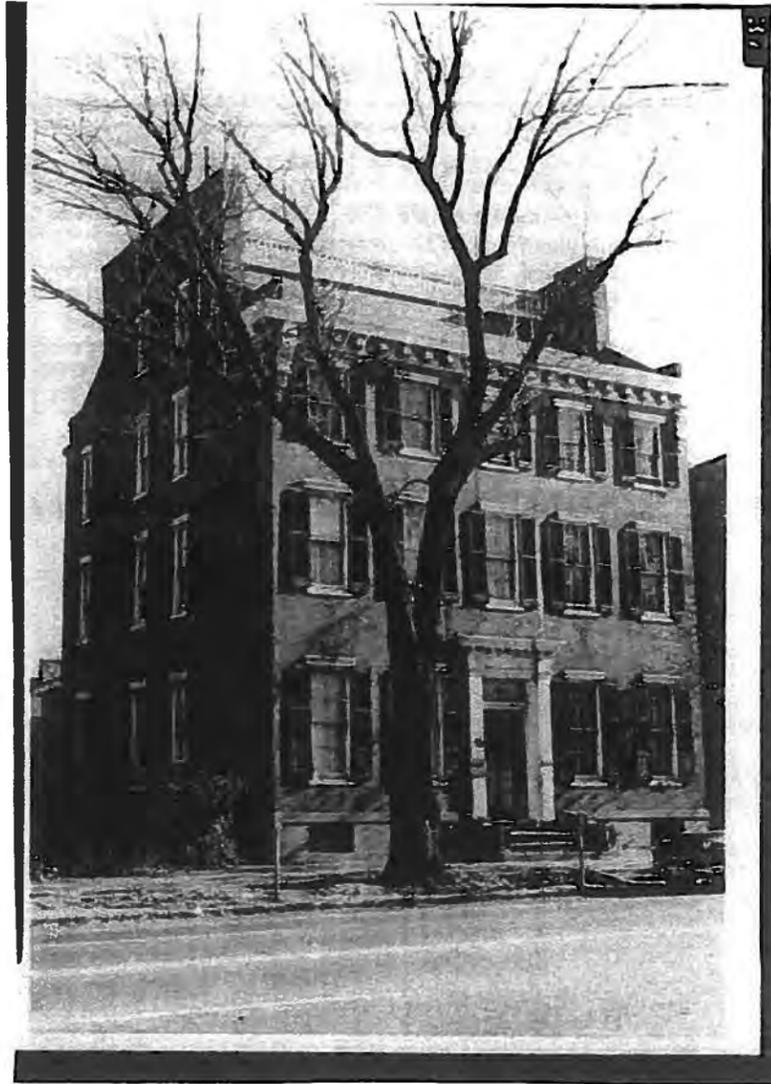
We strongly oppose this rezoning.

Sincerely,

Torun Walker

Sent from my iPad

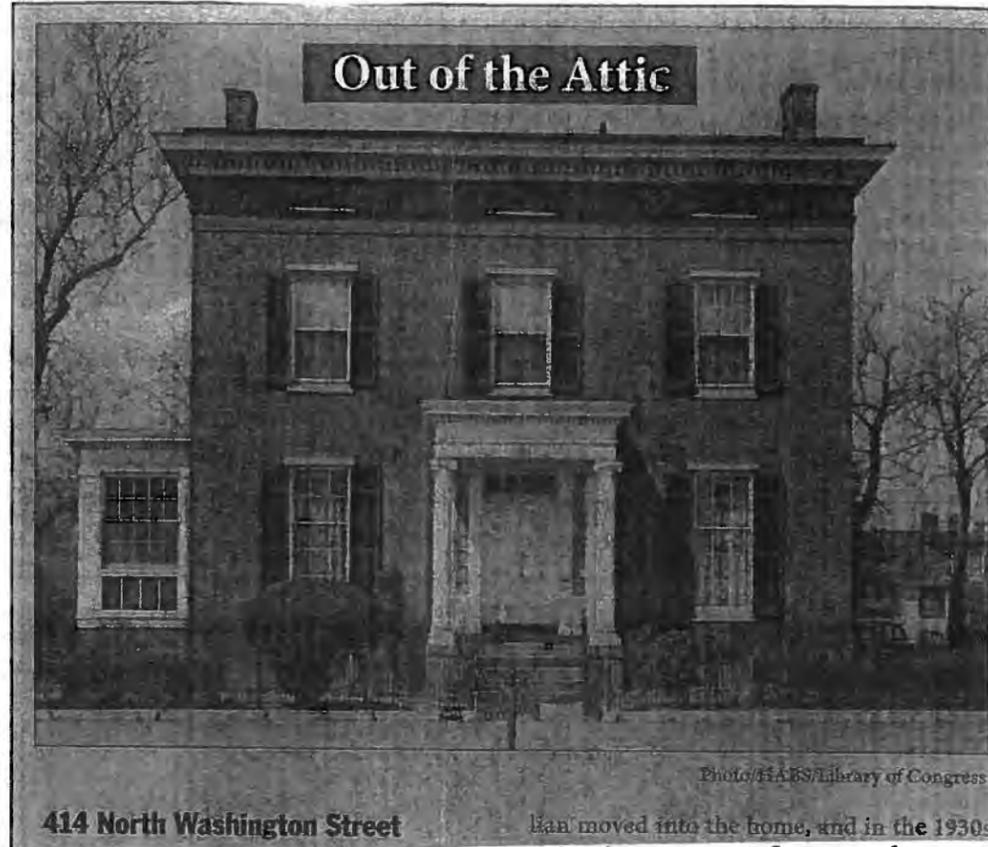
215 North Washington



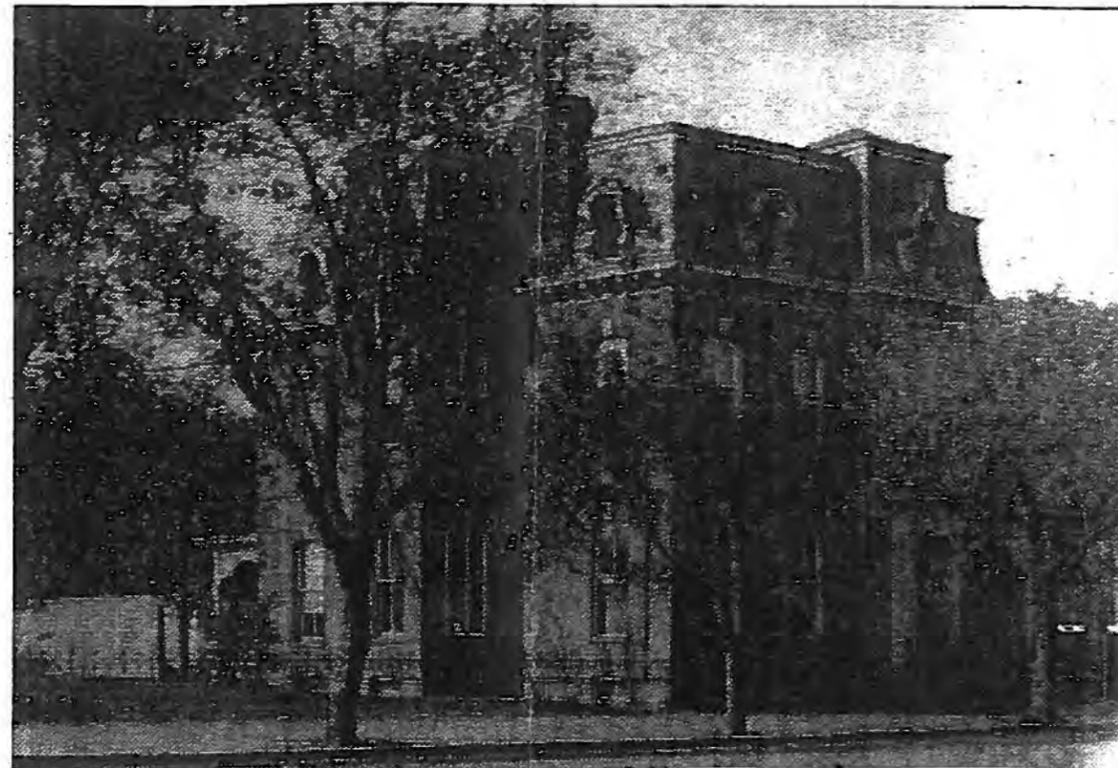
Hallowell-Carlin House

1854 - 1965

414 North Washington



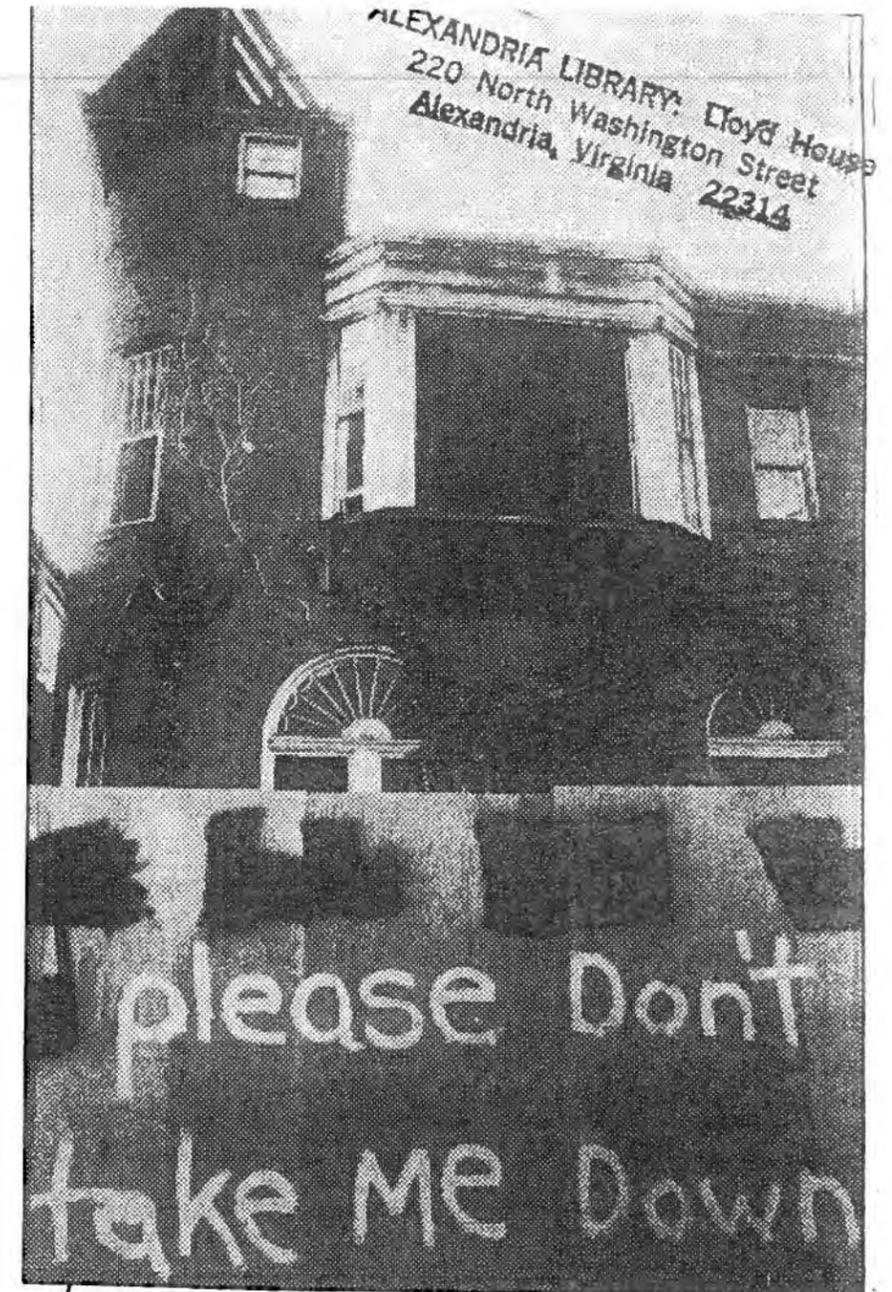
1830 - 1960's



306 North Washington Street

1881 - ²⁶⁹1956

418 North Washington



May House
1886 - 1982

ANN KAVAJIAN
400 MADISON STREET #1008
ALEXANDRIA, VA 22314

OCTOBER 6, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street,
Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. I have visited *La Bergerie* many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district which has not been an option for

decades.

I am happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ann".

ANN KAVAJIAN



**CITY OF ALEXANDRIA
SERVICE REQUEST
Planning Commission Inquiries, Dockets**

10/09/2014

REQUESTID: 59906

PRIORITY: 3

PROBLEMCODE: PZ_PLAN_COMMISSION

SUBMITTO: WALENTISCH, KRISTEN

DESCRIPTION: Planning Commission Inquiries, Dc

INITIATEDBY: API, SR

PROBADDRESS:

PRJCOMPLETEDATE: 10/15/2014

DATETIMEINIT: 10/07/2014

CALLER(S) INFORMATION:

FIRSTNAME GAIL

HOMEPHONE 703-548-0121

LASTNAME HOFFMAN

WORKPHONE

ADDRESS

EMAIL GAIL@HOFFMANGROUP.COM

QUESTION:

ANSWER:

COMMENTS:

By API, SR: 10/7/2014 5:25:36 PM
Gail H. Hoffman
426 N. Saint Asaph St.
Alexandria, VA 22314
October 7, 2014

Dear Alexandria Planning Commissioners:

I am writing to strongly oppose the Rezoning and Special Use Permit application for 329 North Washington Street. As a homeowner in Lee Mews (400 block of N. Saint Asaph St.), I would be adversely and permanently affected by this rezoning and special use proposal.

The historic house at 329 N. Washington stands at the head of an important residential enclave in Old Town. It is a tall, narrow house with a very long frontage on Princess Street, one of two preserved cobblestone blocks in the city. The house and the surrounding blocks are zoned RM, residential medium, and a large restaurant and inn would be totally out of place in this location and have a negative impact on the surrounding neighborhood.

The special nature of this building was recognized when the Planning Commission considered rezoning the adjacent property at 323 in 1997. It was identified as one of three similarly-sited houses that "serve an important land use/urban design function as residential uses, marking on Washington Street the entrance into primarily residential neighborhoods....Although the buildings face Washington Street, the units also have significant frontage on the side streets (Princess and Oronoco), and are thereby part of a block face that is predominately residential. They link and complete the residential neighborhoods."

The lack of adequate off-street parking and the extremely invasive commercial nature of a 153-seat restaurant with a 5-room inn make the proposal unacceptable. Parking is the single largest issue, though not the only issue, on which I oppose this proposal. I reject the applicants' argument that this venture constitutes a hotel with its more limited parking requirements. Whatever ratio the city uses to evaluate the application, the fact is that the normal two seatings in the evening could produce cars for as many as 254 patrons circling the streets in search of free, easy on-street parking.

This issue was not adequately addressed in the Planning Commission Staff Report issued on September 26, 2014 regarding this rezoning and SUP. The Staff Report was incomplete as shown in several examples cited below:

The Staff Report attempts to play down the potential impact of these additional vehicles, citing a "condition" that the applicants will have to employ Valet Parking for a 6 month period to mitigate the local parking impact. There is no

requirement, however, to preclude the Valets from merely parking the cars on Princess, North Saint Asaph, or other surrounding residential streets, thereby having the same impact as a situation without valet parking. In addition, there is no requirement that diners use the valet service, and many will seek free local parking anyway. Finally, what happens to the residential parking problems after the 6-month period expires? This "condition" is not a credible solution to the very real negative impact on parking for the surrounding Alexandria homeowners and residents.

Nor is the applicants' intent to use spaces in the Professional Insurance Agents building lot across Washington Street a credible solution to solving the parking problem. If patrons even considered parking on the far side of the very busy Washington Street, they would have to find an unmarked parking lot entrance off Columbus Street, from which neither Princess nor Washington Streets are visible.

The Staff report does not mention nor consider the impacts on neighborhood parking of the four nearby residential housing projects (in various stages of development) that circle this critical area of street parking. These new developments will have a huge impact on available residential parking in our neighborhood. These are four projects that have already been approved by the City. Each project is between one and two blocks away from the heavily im

Thank you for the opportunity to present to you the reasons we are opposed to the approval of the rezoning and the Special Use Permit 2014-0079. My name is Leander Wick and I and my wife, Elaine, are residents and owners of 429 N. Columbus Street.

We sincerely are opposed to these requests for these reasons:

1. The 329 N Washington home is a historical property. My fear is that once inroads are made in changing the zoning to include this as commercial, a wound is inflicted on the historical nature of Old Town, because the property will remain commercial, if the venture should fail.
2. A main concern for us is that the proposed agreement with the commercial owner of 424 North Washington Street to use the 14 parking spaces behind this building, creates environmental and quality of life issues for homeowners on N. Columbus Street whose patios are just FEET from this small, enclosed, dead-end lot and alley. The fumes, voices, engines and other noise will impact the evening use of patios and will permeate our historic homes on nights and weekends. Further, entrance and exit by way of the narrow alley to access the parking spaces has blind spots due to street parking and the brick walls lining the alley, some 70-plus feet. The only exit for walkers is down the alley, which is not wide enough for a vehicle and a person. When two vehicles meet in the alley, one must often back out into the Oronoco Street traffic. We have a parking space behind our home and know how precarious entering and exiting can be, as pedestrians cannot easily see or be seen by the exiting cars. **Please do not approve these requests.** Thank you for your time.

Presented by Leander Wick to City of Alexandria Planning Commission on 10/07/2014

*If this project is approved
we request that you do NOT
Approve
the use of
this parking lot.*

Hazel Riebig
Remarks before City Planning & Zoning Commission
Tuesday, Oct 7, 2014

MY LIFE ON PRINCESS STREET

My life on the 500 block of Princess Street began in 1974. I previously lived in Fairfax County where my neighbors could not understand why Ron and I would do this. They had always mistakenly thought I was putting my life at risk by teaching at TC. Several fellow teachers questioned why we were moving to North Old Town-- wrong side of the tracks --so to speak. Now every town has a wrong side of the tracks but in my mind by leaving what for me had become a bedroom community I was moving to the right side of the tracks.

Yes, our house backed directly on to the white wall of the jail where in the future during a summer I would teach typing to 11 female inmates. The Berg was just Kitty-corned from the back of our houses where a great many of my students lived several of whom remain my friends today. The jail is now out along the beltway and much of the Berg is gone. All replaced with beautiful, very expensive townhomes, but Euille and Cook Streets wind their way through those pretty homes and I love the irony of it. It reminds me of what once was there and how neighborhoods across the tracks with single mothers and struggling families manage to raise amazing children who become the leaders of our time.

The request for a Zone and Map change, which if granted, will change the character of our cherished Princess Street neighborhood forever. The new LaBergerie is described as a "destination" Restaurant with required dress, menus without prices, outdoor seating, an outdoor bar and strolling violins for high-class memorable events and occasional live entertainment to be on the grounds of a stately, beautifully-restored historic house which sides on our other Old Town Historic cobbled street. Our Princess would become the home to a very large commercial business instead of an entry to a wonderful tree -canopied residential neighborhood of old and young families who live together in close quarters. On the north side our community mirrors America's diversity in architecture, population and culture.

We have long heard realtors' pitch "the preferred southeast quadrant." Together with the expressed suggestions during the long waterfront debate that all large hotels and living establishments be placed on the north side, in the more industrialized, commercial side of town—says "wrong side of the tracks." Why then wouldn't this "destination" high-class establishment be more appropriately placed on the more preferred side of town?

This past month as our Princess Street Preservation Group of caring neighbors worked through this process, I have met amazing neighbors whom I never knew but who have my same concern—don't destroy our neighborhood we've long fought to maintain. Some of us went before the BAR to save the only common footprint of historic houses left in Old Town—the five Polly Hullfish Houses on No. St. Asaph. A few years back when a water pipe burst on the cobbled street, a group of neighbors intervened to save it. A resident awoke to sight and sound of precious ballast stones being thrown in a pile. She called other neighbors who stood in place and made the contractor stop throwing the stones until City Counselors arrived to make them stop. They were told to carry the stones to the pile. Eventually they were laid back one by one where they are cherished by all.

Our neighbors have written individual letters—our own opinions and feelings—a multitude have signed petitions gathered by neighbors, we have sent emails, talked with many of you personally all of us pleading with you to not grant the zone change. If you do our quiet, caring neighborhood will be forever changed and we will have no control over property values nor what could happen next should this endeavor fail.

I don't know how the Prince and Princess got so far removed from each other or how they each became cobbled but there's one thing I do know for sure--the applicants would never request nor would the staff ever recommend you approve this application for a zone change on cobbled Captains Rowe on Prince Street.

Ronald K. (Ron) Rigby

Remarks before the Alexandria City Planning and Zoning Commission

Tuesday October 7, 2014

Some of you may remember when a few years ago the Defense Department Inspector General got into trouble about the way he performed an audit. Basically he had come to a conclusion and then had developed documentation to support that conclusion. As my Mother would have said, he put the cart before the horse. When HE was audited and the approach was revealed he was fired.

In my mind there is a corollary to the current situation. It appears to many of us that the City Staff, however well-intentioned, were favorably disposed to approve the applicants requests – all three of them – and then tried to develop an acceptable rationale to recommend their approval. Our neighborhood is opposed and many of us have sent letters and signed petitions so that you would know how strongly we feel about this intrusive, unnecessary change to our neighborhood.

Here are a few examples of the staff's approach:

First, neither the applicant nor the staff made any attempt to contact any of us in the neighborhood until after we discovered, yes literally discovered, the item on your

agenda for tonight. Subsequently a few of us contacted both the applicant and the staff. The attorney for the applicant invited us to meet at LaBergerie. We chose, rather, to meet in a home in the neighborhood – and that meeting was attended by both the applicants and their attorney. It was there we learned that they were not really a restaurant, requiring 46 parking spaces, but a hotel requiring only 26.

We also met with staff and although the three staff were polite, it was clear that they were not really taking our concerns seriously. For example, when queried about the neighborhood benefit required for a zoning change, they replied that although they were having a ‘struggle with that’ they thought perhaps the case could be made that it would allow the public to see an historic home. ‘chortle, chortle.’ We responded, yes for \$100 plus each they could see a home that had been converted to a restaurant.

We are firmly convinced that had we not have seen the docket item, tonight’s meeting would have been held without any input from the neighborhood.

Second. In order to qualify for your October docket the SUP should have been submitted by 29 July. The original SUP is date-stamped by the City Staff as 8 August. Staff tells us that it was actually received in time, yet the date stamp doesn’t lie; this item should have come to you in November!

Third. In your package you have a number of letters in favor of LaBergerie moving to this site. Most of those are dated AFTER the date the staff advised us they would have to be submitted to be included in your package. And when the staff counts them, the 'for' letter from Texas is given the same weight as the 'against' letter from a block away from the site.

Fourth. Something as ordinary as where Notice signs were placed indicates the staff approach. When signs finally appeared, the sign on N. Washington was on the corner light pole FACING N. Washington – not readable from the sidewalk – and the one on Princess was on the street side of the city pole for crossing directions – again not readable from the sidewalk. When we called to complain, we were advised that the staff would change their locations, but “their postings did meet the City requirements.”

We disagree with Staff! We ask you to focus on the real issue – not whether we like the applicants, whether we like the menu and food of LaBergerie, or whether they have another working restaurant in Del Ray. The real issue is a change in zoning which allows a drastic change in the nature of the neighborhood. The issue is saving the residential neighborhood immediately adjacent to an historic cobbled street.