



PLANNING COMMISSION REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Monday, August 12, 2024 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #24-02, 1031 Sterling Road, Suite 104, to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and the number of seats.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners

4. Adjournment

Agenda Item: APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #24-02, 1031 Sterling Road, Suite 104, to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and the number of seats.

Meeting Date: August 12, 2024

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:

This application is to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and number of seats within the Commercial Office Zoning District. The property is located within the Crossroads of Dulles Office Condominium and is located at the southwest corner of the intersection of Sterling Road and Elden Street. Suite 104 consists of approximately 950 square feet and is in a multi-unit building.

The applicant proposes to operate an ice cream parlor. The proposed space, located in suite 104, consists of five rooms: a back-of-house service kitchen, a janitor's room, a service area, a restroom, and a dining room open to the public. The special exception request is to expand the hours of operation and increase the number of seats. The applicant anticipates having a maximum of six (6) employees.

Background:

The property is designated in the Herndon 2030 Comprehensive Plan as a "Business Corridor" and is located in Tier 1 of the South Elden Area Plan.

The property is located within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Sterling Road and Elden Street. Suite 104 consists of approximately 950 square feet and is on the first floor of a multi-unit building that fronts Sterling Road. The building has surface parking on the Sterling Road side and along the internal drive. The development has a cluster of eight office buildings and a freestanding restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking, and surrounding site features compose what is known as Crossroads of Dulles office park, and its site plan was approved in 1986.

The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. The Crossroads at Dulles Shopping Center is to the south, and residential uses are to the west, east, and north.

A previous Conditional Use permit (CU#89-11) was granted on February 13, 1990, to allow a restaurant in this suite. The first business was under the name Deli Licious and the next business was Italia's Deli & Pizzeria. The conditional use permit runs with the land and a restaurant is allowed to operate in this suite under the existing, approved conditions. The conditions limit the hours of operation to 5 pm and the number of seats to 12.

Budget Impact:

None

Recommendation:

Staff recommends the Planning Commission approve the amended conditions. A restaurant use has been operating intermittently at this location since 1990 without any negative impacts to the adjacent units or surrounding neighborhood. The expansion of the hours and number of seats are minor enough to not generate negative impacts and the demand for office condominiums has decreased since 1990.

Attachments:

1. Staff Report
2. Resolution (Proposed)
3. CU #89-11
4. Ice Ice Ice Cream Zoning Plan
5. Applicant Statement

STAFF REPORT

Agenda Item: **APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #24-02, 1031 Sterling Road, Suite 104**, to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and the number of seats.

Meeting Date: **August 12, 2024.**

Staff Contact: Fadrique Iglesias, Community Planner
fadrique.iglesias@herndon-va.gov (703) 787-7380
David Stromberg, AICP, Zoning Administrator
david.stromberg@herndon-va.gov (703) 787-7380

Summary Information:

Proposed Modification	This application is to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and number of seats within the Commercial Office Zoning District. The property is located within the Crossroads of Dulles Office Condominium and is located at the southwest corner of the intersection of Sterling Road and Elden Street. Suite 104 consists of approximately 950 square feet and is in a multi-unit building.	
Address	1031 Sterling Road, Suite 104	
Fairfax County Tax Map Number	0161 22 0010G	
Owners	Mr. Spiro Souliotis	
Applicant	KARPENISSI LLC and Mr. Spiro Souliotis	
Business/Organization	Ice Ice Ice Cream, LLC	
Property Use	Restaurant	
Zoning District	CO, Commercial Office	
HDO Designation	N/A	
Adjacent Zoning	North: Residential Single-Family - 10 District South: Commercial Services District	East: Residential Single-Family - 10 District. Historic Overlay District. West: Residential Multi-Family
Date of Construction:	1986	
Comprehensive Plan Land Use Designation	Business Corridor Use. South Elden Area Plan Tier 1	

Location Map:



Background & Site Description:

The property is designated in the Herndon 2030 Comprehensive Plan¹ as a “Business Corridor” and is located in Tier 1 of the South Elden Area Plan².

The property is located within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Sterling Road and Elden Street. Suite 104 consists of approximately 950 square feet and is on the first floor of a multi-unit building that fronts Sterling Road. The building has surface parking on the Sterling Road side and along the internal drive. The development has a cluster of eight office buildings and a freestanding restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking, and surrounding site features compose what is known as Crossroads of Dulles office park, and its site plan was approved in 1986.

The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. The Crossroads at Dulles

¹ Herndon 2030 Comprehensive Plan <https://www.herndon-va.gov/home/showpublisheddocument/17554/638247637418370000>

² South Elden Area Plan & Street Improvement Plan <https://www.herndon-va.gov/home/showpublisheddocument/10222/636866224841200000>

Shopping Center is to the south, and residential uses are to the west, east, and north. A previous Conditional Use permit (CU#89-11) was granted on February 13, 1990, to allow restaurants in this suite. The first business was under the name Deli Licious and the next business was Italia's Deli & Pizzeria. The conditional use permit runs with the land and a restaurant is allowed to operate in this suite under the existing, approved conditions. The conditions limit the hours of operation to 5 pm and the number of seats to 12.

Case Details & Proposal:

The applicant proposes to operate an ice cream parlor. The proposed space, located in suite 104, consists of five rooms: a back of house service kitchen, a janitor's room, service area, a restroom, and a dining room open for the public. The special exception request is to expand the hours of operation and increase the number of seats. The applicant anticipates having a maximum of six (6) employees.

Staff Analysis:

Zoning Ordinance Compliance

The proposed restaurant use (ice cream shop) is only allowed by special exception in accordance with the Town's Zoning Ordinance 78-40.3 - CO – *Commercial office district*, Table 78-40.3(c)(3).

The zoning ordinance allows for flexibility for instances like this, when a specific use may be appropriate in a particular location, provided there are adequate development and land use controls. In this case, the additional seating and hours of operation for the Restaurant Uses are still consistent with the purpose and intent of the Commercial Office Zoning District and the additional controls that can be implemented through the special exception process.

Staff evaluated the criteria for review of special exceptions found in Zoning Ordinance Section 78-153.3(e):

Criteria from Section 78-153.3(e)(1)	Meets/ Does Not Meet	Why the application meets or does not meet the criteria of Section 78- 153.3(e)
a. Is consistent with the Comprehensive Plan.	Meets	The Comprehensive Plan Land Use Section provides polices for provision of goods and services to the local community and positive economic benefits of new businesses. The

		proposed uses will be in conformance with the comprehensive plan policies.
b. Is free of conflict with any provision of this chapter and related regulations or any other applicable local, state, or federal laws and regulations.	Meets	The proposed special exception uses are provisioned with the base zoning district and do not create any substantial conflicts with other regulatory requirements. The use and business operations will be conditioned to ensure the use continually meets the purpose and intent of the Commercial Office Zoning District.
c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.	Meets with conditions	The proposed uses are generally compatible to the site / neighborhood. The proposed amended conditions will expand the hours of operation (non-business hours and weekends) but will limit the impact to parking and vehicle trips by restricting maximum number of clients.
d. Consistent with the purpose and intent of the zoning district in which it is located or will improve compatibility among uses and will ensure efficient development within the town.	Meets	The proposed changes to the conditions will remain compatible with the intent of the uses of the CO district.
e. Minimizes adverse visual impact of the proposed use on adjacent lands.	Meets	The proposed changes to the conditions will not generate visual changes to the site.
f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.	Not Applicable	No physical alterations of the structure expected and thus not subject to this criterion.
g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.	Meets with conditions	Staff recommended the revised conditions to limit the overall capacity and distribution of customers in order to prevent negative impacts to parking, loading, and noise.
h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.	Meets	The proposed use has virtually no external impacts and provides needed space utilization for the new business owners.
i. Does not significantly and adversely impact the natural environment, including but not limited to, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Meets	The proposed changes to the conditions will not involve any expansion of floor area or conversion of pervious area to impervious area.

j. Results in development that is adequately served by transportation facilities, including whether or not a substantial deterioration of the level of service on the town's transportation network would occur and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.	Not Applicable	No physical alterations of the structure expected and thus not subject to this criterion.
k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).	Not Applicable	No physical alterations of the structure expected and thus not subject to this criterion.
l. If infill and redevelopment is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as amended.	Not Applicable	No physical alterations of the structure expected and thus not subject to this criterion.
m. If located in the floodplain overlay district, meets floodplain overlay standards.	Not Applicable	The building is not located within the FPO.

Comprehensive Plan Adherence

The proposal is consistent with the Herndon 2030 Comprehensive Plan Business Corridor Land Use Policies and encourage uses that provide a variety of goods and services as well as promote economic development that helps increase employment and add to the community tax base. Most particularly, the proposal aligns with Land Use Policies for Business Corridor #1 and #3 (Herndon 2030 Comprehensive Plan, pages III- 11 through III-12³).–The site is also designated Tier 1 – North End Transitional in the South Elden Area Plan. The plan does not recommend changes to the existing densities and uses to Tier 1 areas.

Parking

The property contains a parking lot with 335 spaces. The parking lot and all common areas are owned by the condominium association. The tenant space for suite 104 consists of 950 square feet. Parking provided is undesignated shared surface parking with front-loaded spaces along the building frontage and rear within the office condominium. The requirement is one space per 200 Gross Floor Area which totals 5 spaces. The Town Ordinance limits the parking area to 1 space per 4 seats, according to the Minimum Off-Street Parking Standards⁴, which will limit the total to 20 spaces.

³ Herndon 2030 Comprehensive Plan (ibid.)

⁴ Restaurant Use: 1 space per 4 seats, plus 1 per each 2 employees on duty during peak shift.

Analysis of Conditions

Staff is recommending changes to five of the existing six conditions for this special exception, listed in the following conditions analysis table. Three are proposed to be amended and two are proposed to be deleted so that the conditions are consistent with recently approved special exceptions. Staff believes these conditions provide reasonable ways in which the existing restaurant use can be expanded while properly mitigating potential impacts, as well as achieving the purpose and intent of the applicable zoning district.

#	Condition	Covered by language in the Zoning Code	Reason for Condition
1	Substantial conformance with the submitted application and plan submitted by Mark R. Yoo architect in June 26, 2024 and for the purpose of a restaurant use only.	No	Existing condition amended. This condition is what gives the town the authority to ensure the proposed use is developed in the way that is presented to the Planning Commission and the Town Council.
2	The restaurant shall have a maximum of 20 seats or as determined by the Building Officer determination, whichever is less.	No	Existing condition amended from a maximum of 12 seats.
3	The total floor area for the use shall not exceed 950 square feet.	No	Existing condition.
4	The hours of operation shall be limited to: Monday - Thursday: 11 AM – 9 PM; Friday - Saturday: 11 AM – 10 PM; and Sunday: 11 AM – 9 PM	No	Existing condition amended from 7 AM to 5 PM.
5	The staff shall review the SE permit on an annual basis, and the SE may be revoked if the Zoning Administrator determines that the use is violating one or more of these conditions.	No	Existing condition to be deleted because the zoning ordinance already specifies the procedure for zoning enforcement.
6	A Special Inspection Permit shall be issued prior to	No	Existing condition to be deleted because the zoning ordinance already specifies the

TABLE 78-100.2(c): MINIMUM OFF-STREET PARKING STANDARDS FOR R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR ZONING DISTRICTS.
https://herndon.codes.com/herndon/codes/code_of_ordinances/code_of_ordinances.html#ARTXPALOC
 I S78-100.2MIOREPALOST

	conducting business at this location.		procedure for obtaining additional required permits after approval of a special exception
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Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h).

Planning Commission Alternatives:

The following alternatives are available to the Planning Commission for its decision on SE #24-02.

1. Recommendation for approval.
2. Recommendation for approval with amended conditions.
3. Recommendation for denial.
4. Continuance of the application to September 23, 2024.

Staff Recommendation:

Staff recommends the Planning Commission approve the amended conditions. A restaurant use has been operating intermittently at this location since 1990 without any negative impacts to the adjacent units or surrounding neighborhood. The expansion of the hours and number of seats are minor enough to not generate negative impacts and the demand for office condominiums has decreased since 1990.

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

AUGUST 26, 2024

Resolution- to approve an amendment to Special Exception SE #24-02, previously identified as Conditional Use permit CU#89-11.

The applicant, Mr. Spiro Souliotis and KARPENISSI LLC, have submitted a request for a special exception amendment to permit an expansion of the hours of operation and number of seats for a restaurant use of Suite 104 within the multi-tenant commercial office building at 1031 Sterling Road, identified as Fairfax County Tax Map # 0161 22 0010G.

Conditional Use permit CU #89-11 was approved by the Town Council on February 13, 1990, for restaurant use in the CO, Commercial Office, zoning district.

The Planning Commission has reviewed this application and held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved with amended conditions based upon the finding that the amended conditions still meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(f)(3).

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of Special Exception SE #24-02, by amending and restating the conditions of Conditional Use CU#89-11, that shall run with the land and not be voided or extinguished from a change in ownership of the property in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3;
 - a. Substantial conformance with the submitted application and plan submitted by Mark R. Yoo, architect, on June 26, 2024, and for the purpose of a restaurant use only.
 - b. The restaurant shall have a maximum of 20 seats or as determined by the Building Official, whichever is less.
 - c. The total floor area for the use shall not exceed 950 square feet.
 - d. The hours of operation shall be limited to: Monday - Thursday: 11 AM – 9 PM; Friday - Saturday: 11 AM – 10 PM; and Sunday: 11 AM – 9 PM.

TOWN OF HERNDON, VIRGINIA

RESOLUTION

FEBRUARY 13, 1990

Resolution - Conditional Use Permit Application - Deli-Licious - Lorraine Harte, Daniel Harte, and Cara Bowler, Applicants

WHEREAS, an application, Conditional Use Permit, CU #89-22, has been submitted to operate a restaurant with 950 square feet of gross floor area; and

WHEREAS, the Planning Commission has reviewed said application and held a public hearing in accordance with the provisions of Section 15.1-431 of the State Code; and

WHEREAS, the Town Council has reviewed the application and the conditions recommended by the Planning Commission; and

WHEREAS, the Town Council has determined that the restaurant will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use; and

WHEREAS, the Town Council has determined that the operation of said activity will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and

WHEREAS, the Town Council has determined that the operation of said activity will not be in conflict with the purposes of the Comprehensive Plan of the Town of Herndon; and

WHEREAS, the applicant has requested that the site plan requirements be waived because the Elden Park site plan includes the restaurant location.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Herndon that Conditional Use Permit application, CU #89-11 is hereby approved and that the site plan waiver request is hereby approved subject to the following conditions:

1. That the Use Permit shall be issued for the purpose of operating a restaurant use only.

90-G-26

2. That total floor area for the use shall not exceed 950 square feet.
3. The restaurant shall have a maximum of 12 seats.
4. The hours of operation shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. on Saturdays.
5. The staff shall review the Use Permit on an annual basis, and the Use Permit may be revoked if the Zoning Administrator determines that the use is violating one or more of these conditions.
6. A Zoning Inspection Permit shall be issued prior to conducting business at this location.

90-G-26

This is certified to be a true and accurate copy of Resolution 90-G-26 adopted at a legally convened meeting of the Town Council of the Town of Herndon on February 13, 1990.


Mary E. Ingram, Town Clerk

L	ANGLE	I.D.	INSIDE DIAMETER (DIM.)
@	AT	INSUL.	INSULATION
Q	CENTERLINE	INT.	INTERIOR
Ø	DIAMETER	JAN.	JANITOR
⊥	PERPENDICULAR	JT.	JOINT
▬	CHANNEL	KIT.	KITCHEN
#	POUND or NUMBER	LAB.	LABORATORY
(E)	EXISTING	LAM.	LAMINATE
ACOUS.	ACOUSTICAL	LAV.	LAVATORY
A.D.	AREA DRAIN	LKR.	LOCKER
ADJ.	ADJUSTABLE	LT.	LIGHT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
AGGR.	AGGREGATE	M.C.	MEDICINE CABINET
AL.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MTL.	METAL
ASB.	ASBESTOS	MFR.	MANUFACTURER
ASPH.	ASPHALT	MH.	MANHOLE
BD.	BOARD	MIN.	MINIMUM
BITUM.	BITUMINOUS	MIR.	MIRROR
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	M.O.	MASONRY OPENING
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MUL.	MULLION
BOT.	BOTTOM	N.	NEW
B.T.B.	BACK TO BACK	N.C.	NOT IN CONTRACT
CAB.	CABINET	N.O. or #	NUMBER
C.B.	CATCH BASIN	NOM.	NOMINAL
CEM.	CEMENT	N.T.S.	NOT TO SCALE
CER.	CERAMIC	OA.	OVERALL
C.I.	CAST IRON	OBS.	OBSCURE
CLG.	CEILING	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER (DIM.)
CLR.	CLEAR	OFF.	OFFICE
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONSTR.	CONSTRUCTION	PRCST.	PRECAST
CONT.	CONTINUOUS	PL.	PLATE
CORR.	CORRIDOR	PLAM.	PLASTIC LAMINATE
CTSK.	COUNTERSUNK	PLAS.	PLASTER
CNTR.	COUNTER	PLYWD.	PLYWOOD
CTR.	CENTER	PR.	PAIR
DBL.	DOUBLE	PIR.	POINT
DEPT.	DEPARTMENT	P.T.D.	PAPER TOWEL DISPENSER
D.F.	DRINKING FOUNTAIN	P.T.D/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
DET.	DETAIL	Q.T.	QUARRY TILE
DIA.	DIAMETER	R	RELOCATE
DIM.	DIMENSION	RAD.	RADIUS
DISP.	DISPENSER	R.D.	ROOF DRAIN
DN.	DOWN	REF.	REFERENCE
D.O.	DOOR OPENING	REF.	REFRIGERATOR
DR.	DOOR	REG.	REGISTER
DWR.	DRAWER	REINF.	REINFORCED
DS.	DOWNSPOUT	REQD.	REQUIRED
D.S.P.	DRY STANDPIPE	RESIL.	RESILIENT
DWG.	DRAWINGS	RM.	ROOM
E	EAST	R.O.	ROUGH OPENING
EA.	EACH	R.W.D.	REDWOOD
E.J.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
EL.	ELEVATION	S.	SOUTH
ELEC.	ELECTRICAL	S.C.	SOLID CORE
ELEV.	ELEVATOR	S.C.D.	SEAT COVER DISPENSER
EMER.	EMERGENCY	SCHED.	SCHEDULE
ENCL.	ENCLOSURE	S.O.D.	SOAP DISPENSER
E.P.	ELECTRICAL PANEL	SECT.	SECTION
EQ.	EQUAL	SH.	SHELF
EQPT.	EQUIPMENT	SHR.	SHOWER
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
EF.	EACH FACE	SIM.	SIMILAR
EXIST.	EXISTING	S.N.D.	SANITARY NAPKIN DISPENSER
EXP.	EXPOSED	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXP.	EXPANSION	SLNT.	SEALANT
EXT.	EXTERIOR	SPEC.	SPECIFICATION
F.A.	FIRE ALARM	SQ.	SQUARE
F.B.	FLAT BAR	S.S.	STAINLESS STEEL
F.D.	FLOOR DRAIN	S.SK.	SERVICE SINK
FDN.	FOUNDATION	STA.	STATION
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
F.E.C.	FIRE EXTINGUISHER CAB.	STL.	STEEL
F.H.C.	FIRE HOSE CABINET	STOR.	STORAGE
FIN.	FINISH	STRL.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
FLASH.	FLASHING	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT	TRD.	TREAD
F.O.C.	FACE OF CONCRETE	T.B.	TOWEL BAR
F.O.F.	FACE OF FINISH	T.C.	TOP OF CURB
F.O.S.	FACE OF STUDS	TEL.	TELEPHONE
FP.	FIREPROOF	TER.	TERRAZZO
F.S.	FULL SIZE	T.G.	TONGUE AND GROOVE
FT.	FOOT or FEET	THK.	THICKNESS
F.T.	FIRE TREATED	T.P.	TOP OF PAVEMENT
FTG.	FOOTING	T.P.D.	TOILET PAPER DISPENSER
FURR.	FURRING	T.V.	TELEVISION
F&I.	FINISH AND INSTALL.	T.W.	TOP OF WALL
FUT.	FUTURE	TYP.	TYPICAL
F.W.P.	FABRIC WRAPPED PANEL	UNF.	UNFINISHED
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	UR.	URINAL
G.B.	GRAB BAR	V.C.T.	VINYL COMPOSITION TILE
G.C.	GENERAL CONTRACTOR	VERT.	VERTICAL
GL.	GLASS/GLAZING	VEST.	VESTIBULE
G.	GROUND	V.I.F.	VERIFY IN FIELD
GR.	GRADE	W.	WEST
GYP.	GYPSPUM	W/	WITH
GWB	GYPSPUM WALL BOARD	W.C.	WATER CLOSET
H.B.	HOME BID	WD.	WOOD
H.C.	HOSE CABINET	W/O	WITHOUT
HDWD.	HARDWOOD	WP.	WATERPROOF
HDW.	HARDWARE	WSC.	WAINSCOT
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HT.	HEIGHT		

1. GENERAL PERMIT AND INSPECTION NOTES:
CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SECURING OF ALL PERMITS.
CONTRACTOR TO BE PRESENT AT FINAL INSPECTIONS WITH THE BUILDING DEPARTMENT OFFICIAL.

2. APPLICABLE REGULATIONS:
THE DESIGN OF THE BUILDING CONFORMS TO ALL THE APPLICABLE CODES FOR COUNTY OF CITY OF ALEXANDRIA THE FOLLOWING ARE
THE CURRENT APPLICABLE CODES AND WHERE APPROPRIATE INCLUDE LOCAL AMENDMENTS TO THESE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE PREVENTION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2011 NATIONAL ELECTRIC CODE
- ICC ANS A - 117.1-2009
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 VBOC - LEVEL 3 ALTERATION

3. GENERAL BUILDING DATA:

- a. GROSS BUILDING FLOOR AREA : 1901 GSF
- b. EXISTING BUILDING HEIGHT ABOVE GRADE: 2 STORY
- c. BUILDING HEIGHT ABOVE GRADE: 24 FEET
 - SPRINKLER : NO
 - AREA INCREASE FOR FRONTAGE : N
 - AREA INCREASE FOR SPRINKLER : N
 - EXISTING BUILDING CONSTRUCTION TYPE : V B
 - EXISTING BUILDING OCCUPANCY CLASS: B - (Business) Ref. Sec.
 - HIGH RISE: N

4. INTERNATIONAL BUILDING CODE REQUIREMENTS:

A. REQUIRED FIRE RESISTANCE RATINGS OF ELEMENTS:

- MECHANICAL SHAFTS : (SECTION 713.4) - N/A
- EXIT ENCLOSURES : (SECTION 1023.2) - N/A
- CORRIDORS: (NON-SPRINKLED FLOOR)(TABLE 1020.1) - 0 HOUR
- STRUCTURAL FLOOR CONSTRUCTION: BEAMS, GIRDERS AND JOIST: 0 HOURS, (TABLE 601)
- STRUCTURAL ROOF CONSTRUCTION: BEAMS, GIRDERS AND JOISTS 0 HOURS, (TABLE 601)
- STRUCTURAL BEARING WALLS : 0 HOURS (TABLE 601)
- GARAGE WALL 1 HOUR, EX. 2 HOUR, UL 1801. DOOR 20 MIN WITH SELF CLOSING HINGES

B. ALTERATIONS, COMPLY WITH THE APPLICABLE FEDERAL LAWS, RULES AND REGULATIONS LOCAL, STATE AND PERTAINING TO THE FOLLOWING:

- DEMOLITION AND ALTERATION WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: O.S.H.A., C.S.A., AND THE IBC-CHAPTER 33.
- NONCOMBUSTIBLE TYPE CONSTRUCTION CONFORMING TO EXISTING STRUCTURE AND TO REQUIREMENTS OF NEW STRUCTURES.
- MEANS OF EGRESS: IBC-CHAPTER 10
- INTERIOR FLAME SPREAD RATING: CHAPTER 8

EXIT ENCLOSURES: CLASS C TABLE 803.3 NOTE: D.

CORRIDORS: CLASS C TABLE 803.3

ROOMS AND ENCLOSED SPACES : CLASS C TABLE 803.3 (TO INCLUDE DRAPERIES AND WALL HANGINGS)

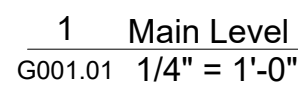
- GLASS & GLAZING: IBC-CHAPTER 24.
- SUSPENDED GYPSUM BOARD AND PLASTER CEILING SYSTEM: IBC-CHAPTER 25.
- SUSPENDED ACoustICAL CEILING SYSTEMS: IBC SECTION 803.9.1

E. LIFE SAFETY HARDWARE REQUIREMENTS:

- ALL DOOR HARDWARE SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY.
- PANIC HARDWARE IS PROVIDE ON ALL DOORS IN MEANS OF EGRESS IN AN ASSEMBLY OCCUPANCY WITH 50 OCCUPANTS OR MORE IN ACCORDANCE WITH SECTION 1008.1.10.
- UNLATCHING OF ANY DOOR OR LEAVE SHALL NOT REQUIRE MORE THAN ONE OPERATION.

1031 STERLING BLVD.
UNIT 104

Google Earth

25 OCCUPANTS

G001.01

Iglesias, Fadrique

From: spiro souliotis <spirosouliotis@hotmail.com>
Sent: Monday, August 5, 2024 3:53 AM
To: Iglesias, Fadrique
Cc: Community Development; spiro souliotis
Subject: SE#24-02 for 1031 Sterling Road, Suite 104
Attachments: BE19586302-20361720-MISC.pdf; CP575Notice_1717773277195.pdf;
BE19586302-20361720-CERT.pdf

CAUTION: This email originated outside the Town of Herndon email system.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Fadrique,

I am following up on your email regarding my special exception. The use of the space will be for an ice cream parlor. The reason for the special exception is for the hours of operation and # of persons in the space per the CU-89-11. The current hours outlined under CU-89-11 would make this business type difficult to provide the services to the community and allow it to succeed. The hours we are requesting would also have little impact to the community and its neighbors within the complex. The vast majority of businesses in the complex are operational during business hours from 9am to 5pm Monday to Friday. Although our business would provide services to many of the neighboring businesses during this time frame, the bulk of our operations would be after business hours, weekends and holidays when families are able to come home and enjoy a nice treat after getting home from a long day at work/school. The business hours we are requesting be amended are daily from 11am to 11pm.

We would also like to amend the # of seats and occupants in the unit per the original CU-89-11. The original tenant use was a restaurant space which did require significantly more equipment than what we would be using. We would like to amend this to 30 clients in the space along with approximately 6 employees in the space. From speaking with the Town in our initial meeting it sounds like the space based on sq footage would allow up to 50 persons. We would like to maximize the # of individuals in the space that we can allow per Town guidelines.

Regarding the Virginia State Corporation documentation, Karpenissi LLC is our real estate holding company for the unit that purchased the property. Mr. Pikrallidas that you see listed is my attorney and registered representative for Karpenissi LLC. Our business for the ice cream parlor will be under a different corporate name, Ice Ice Ice Cream Inc. Again, Mr. Pikrallidas will be our registered agent for this corporation as well. I will email over the documents for your reference.

If there is anything additional you may need, please don't hesitate to reach out and I will gladly assist. Thank you so much for your assistance and have a wonderful week!

Spiro

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From: Souliotis, Spiro <Souliotis@allstate.com>
Sent: Monday, August 5, 2024 10:38:25 AM
To: 'spiro souliotis' <spirosouliotis@hotmail.com>
Subject: SE#24-02 for 1031 Sterling Road, Suite 104

Hello Fadrique,