DATE: June 26, 2005

SUBJECTS:

A. SP #106 SITE PLAN AMENDMENT to permit outdoor restaurant seating located at 4014, 4024, 4040, 4044, 4052 28th Street South. (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin’s Eatery, Bonsai Grill) (Village at Shirlington) (RPC # 29-019-024)

B. SP#106 SITE PLAN AMENDMENT to permit an increase in outdoor restaurant seating from 20 to 28 seats; premises known as 4029 28th Street South. (Thai in Shirlington) (RPC # 29-019-024)

C. SP #106 SITE PLAN AMENDMENT for outdoor restaurant/retail seating plan; premises known as 2756, 2762, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4015, 4017, 4019, 4021, 4025, 4031, 4039, 4043, 4044, 4047, 4052, 4053 S. 28th St., 2772 S. Arlington Mill Dr. (RPC #29-020-003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-024)

Applicants:
Robert Blackwell (Maggie Moos)
4014 28th Street South
Arlington, Virginia 22206

Andy Shallal (Luna Grill)
4024 28th Street South
Arlington, Virginia 22206

Daljeet Singh (Aroma Restaurant)
4040 28th Street South
Arlington, Virginia 22206

Walid Boustany (Aladdin’s Eatery)
4044 28th Street South
Arlington, Virginia 22206

Peter Yoo (Bonsai Grill)
4052 28th Street South
Arlington, Virginia 22206

County Manager: _____________

Staff: Marcia A. Smith, DCPHD, Planning Division
David Goodman, DES, Transportation Planning

PLA-4062
C.M. RECOMMENDATIONS:

A. Approve the outdoor seating for Maggie Moos, Luna Grill, Aladdin’s Eatery, Bonsai Grill, subject to all previous conditions, five (5) new conditions, and a review by the County Board in one (1) year (July 2006).

B. Approve the proposed increase in outdoor restaurant seating from 20 to 28 seats for the Thai in Shirlington restaurant use, subject to all previous conditions, five (5) new conditions, and with a review by the County Board in one (1) year (July 2006).

C. Approve the outdoor restaurant/retail seating plan for 2756, 2762, 2768, 2770, 2772, 2774, 2780 South Quincy Street.; 4013, 4015, 4017, 4019, 4021, 4025, 4031, 4039, 4043, 4044, 4047, 4052, 4053 28th Street South; and 2772 South Arlington Mill Drive (RPC #29-020-003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-024) subject to all previous conditions, five (5) new conditions and review by the County Board in one (1) year (July 2006).

ISSUES: The Fairlington Citizens Association requests that the umbrella approach, (Subject C of this staff report) include the limitation that where lampposts are located in the six-foot clearpath the applicant must maintain four (4) feet of clear path on each side of the lamppost.

SUMMARY: This report is for three associated site plan amendment requests in the Village of Shirlington. The first site plan amendment request would permit five restaurants to provide outdoor seating at the Village of Shirlington. The second would permit the Thai in Shirlington restaurant to increase its outdoor seating from 20 to 28 seats. The third proposal would result in an approval of a plan for all outdoor seating requests along the 28th Street South frontage. Currently, the restaurants proposing outdoor seating are already providing it in the public right-of-way without the required County Board approval. Because Subject B and Subject C of this report are all inclusive, the report treats those items as one. Approval of the site plan amendment (Subject A of this report) would permit those restaurants to comply with County requirements. Staff supports the proposed site plan amendments for: the existing outdoor seating for Maggie
Moos, Luna Grill, Aladdin’s Eatery, and Bonsai Grill, and Aroma restaurant. Staff supports the site plan amendment request (Subject C of this report) which provides an overarching umbrella approach for all existing and future outdoor seating (inclusive of Subject B of this report) along 28th Street South, in the Village of Shirlington. Therefore it is recommended that the site plan amendments be approved subject to all previous conditions and new Conditions #1 through #5 with a review by the County Board in one (1) year (July 2006).

BACKGROUND: This site plan amendment includes approval for outdoor seating at five existing restaurants (Subject A of this staff report) located along the south side of 28th Street South from South Quincy Street to South Randolph Street, which currently do not have County Board approval (non-compliance) to provide outdoor seating in the public right-of-way. All of the other businesses along 28th Street South that have outdoor seating have the appropriate approval. The Thai in Shirlington Restaurant (Subject B of this staff report) has the appropriate approval for outdoor seating, but only for 20 seats. In (Subject C of this staff report) the owner is proposing to provide a unified outdoor seating arrangement for all designated outdoor seating areas that may be utilized by restaurants and shops that would be located generally along 28th Street South between South Quincy Street and South Randolph Street.

Site: The subject sites are located in the Shirlington Village retail section, which is located generally along 28th Street South between South Quincy Street and South Randolph Street.

Zoning: “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts

Land Use: The site is designated “Low” Office-Apartment-Hotel on the General Land Use Plan.

Neighborhood: The site is not within the boundaries of any civic association; however the immediate area does border the Fairlington Citizens Association. Staff notified the Fairlington Citizens Association, Fairlington Commons Council of Co-Owners, Fairlington Glen Council of Co-Owners, Fairlington Mews Council of Co-Owners, and Fairlington Villages Unit Owners.

The chart below summarizes outdoor seating associated with this proposal.

<table>
<thead>
<tr>
<th>Restaurant</th>
<th>Number of tables</th>
<th>Number of Seats</th>
<th>Extension into the sidewalk (feet)</th>
<th>*Clearance width maintained (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maggie Moos</td>
<td>2</td>
<td>6</td>
<td>5</td>
<td>12</td>
</tr>
<tr>
<td>Luna Grill</td>
<td>7</td>
<td>22</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Aroma Restaurant</td>
<td>8</td>
<td>16</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Aladdin’s Restaurant</td>
<td>13</td>
<td>26</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Bonsai Grill</td>
<td>8</td>
<td>16</td>
<td>10</td>
<td>6</td>
</tr>
<tr>
<td>Thai in Shirlington</td>
<td>8</td>
<td>28</td>
<td>8</td>
<td>6</td>
</tr>
</tbody>
</table>

*(Minimum of six (6) feet of clearance width required at all times.)

SP #106 Site Plan Amendment
Outdoor seating in public right-of-way

PLA-4062
DISCUSSION: Staff has reviewed each outdoor seating area for the five businesses (Subject A) and found them to comply with County policies, which staff requires that each of these businesses provide a six-foot clear sidewalk width at all times. The six-foot requirement is consistent with other outdoor cafes along the retail frontage in the Village of Shirlington. In addition, staff to the Pedestrian Advisory Committee (PAC) has determined the six-foot sidewalk clearance width to be adequate and is the minimum standard being supported by PAC on all new outdoor seating requests.

Approval of Subject C of this report for the existing and any future outdoor seating in the Village of Shirlington would require that six (6) feet of clearpath for pedestrians be maintained along all outdoor seating areas. The required six (6) feet of clearance width would need to account for existing lampposts, tree pits and street furniture when determining the location of the immovable barriers that would mark the limits of the outdoor seating. The Fairlington Citizens Association supports that where lampposts are installed in the clearpath, that the applicant maintain four (4) feet of clearance for the pedestrian on each side of the lamppost.

With regards to Subject C of this report, the applicant presented the proposal to the PAC at its May 2, 2005 meeting. The proposal is for an “umbrella” café seating regulating plan for the entire stretch of 28th Street in Shirlington. Phase I showed how a six-foot clear zone would be accommodated on both sides of the street through the existing development from South Quincy Street to South Randolph Street. This umbrella plan would be the master plan against which each individual outdoor seating request would be checked. The applicant is proposing a different approach for Phase II (from South Randolph to South Stafford Streets). In this section, the applicant proposes to locate the seats closer to the curb, away from the storefronts, thus maintaining the minimum six-foot clearance for pedestrians between the tables (at the curb) and the storefronts. This would be similar to the approach for outdoor seating that currently exists in the Crystal City area. Discussions at the PAC meeting included potential conflicts with parked cars, signs, bike racks, street lights and between the wait staff and pedestrians. County staff noted that this is how the seating exists currently in Pentagon Row and that to date there have been no complaints to the County. Some Fairlington residents argue that the volume of pedestrians in Pentagon Row is less than those in Shirlington and that the potential for conflicts is greater, thus they remain opposed to providing the seating along the curb. By a majority vote by show of hands the Pedestrian Advisory Committee supported the applicant’s proposal.

It should be noted that a few days after the PAC meeting there was discussion regarding four pinch points on the Phase I (existing) portion of the clear zone plan that had been missed during their deliberations. Some committee members expressed concern with these constrictions. Staff explained that current professional and County practice is to accept limited pinch points in existing streetscapes, provided that any pinch points are not extensive and that ADA accessibility standards are maintained. Staff determined the pinch points to be acceptable under these standards.

Staff further recommends that the applicants work with the Department of Environmental Services (DES) to develop acceptable non-moveable barriers to be incorporated in the plan to
reduce the shifting of tables and chairs into the required minimum six-foot clearance (Condition #1). The applicant would be required to consult with and work closely with (DES) staff prior to installing any non-moveable barriers in the public right-of-way.

Furthermore, because of the difficulties associated with verifying and enforcing outdoor seating plans, staff suggests changing the way outdoor café seating plans are permitted and regulated. Understanding that the primary function of controlling the number of seats and tables in outdoor restaurants is to avoid over-burdening the public streets and sidewalks, staff recommends changing the focus of outdoor seating regulation from the seating areas themselves to the sidewalk space in front of and adjacent to these areas. Staff foresees no zoning implications in permitting the number of outdoor seats and chairs, since outdoor seating areas currently do not count towards parking requirements. It is recommended that all outdoor seating requests be required to submit accurate, scaled drawings depicting a minimum clear space in the public sidewalk (or public access easement) across the applicant’s entire frontage. The dimension of this minimum clear space could vary from block to block, but should in no circumstances be less than six (6) feet. Reasonable allowance should also be made for occasional pinch points, however, ADA requirements must be maintained at all times. All graphics should show how the applicant’s clear space links up to any adjacent sidewalks and required clear spaces. As long as this clear space corridor provides a coherent and intuitive pedestrian path, this should be sufficient to delineate an acceptable outdoor seating zone. Provided the boundaries of this zone are respected, no further controls should be necessary to ensure the public welfare of café seating. Eliminating controls on the number of tables and chairs and installing immovable barriers demarking the out door seating area will make enforcement easier while allowing flexibility for the patrons while still providing the necessary protection to the public. The current outdoor seating plan request (Subject C) is an example of how this kind of approval can be regulated, in this case, by large groups of restaurants under single property management.

Civic Associations: The Fairlington Citizens Association’s president provides the following statement: “FCA supports sidewalk cafes in Shirlington as an important part of the vitality of the street but we are distressed at the encroachment in to the pedestrian walkway of a number Shirlington's restaurant. As a matter of policy, restaurants that are using the public right of way for financial gain must be required to share the sidewalk with able bodied pedestrians as well as people with disabilities.” The further state support for the: “Semi permanent installation of sidewalk cafe barriers/railings for the existing block of South 28th Street as proposed by Federal Realty Investment Trust. We commend FRIT for seeking to control the placement of sidewalk cafes in Shirlington. We also appreciate the presentation of 6' clear pedestrian pathways.” While the Association supports the outdoor cafes, to maintain that support the applicant agrees to provide at least 4' between the 4 lampposts in question and the edge of the sidewalk cafes affected (Carlyle Grand, Capitol Cities, Extra Virgin, and Curious Grape) and any other locations where lampposts are located in the six-foot clear path. The applicant has agreed to relocate bike racks and benches elsewhere in the public sidewalk to mitigate impacts on the required six-foot clearpath. Staff recommends using the “inverted-U” style bike rack in place of the existing model. This design stores bikes more efficiently than the existing ones, and so will allow racks to be safely placed in some locations where conflicts currently exist. The applicant should coordinate this effort with DES staff. In addition, the applicant would account for wayfinding
and other signs, tree grates, parked cars and the general safety of pedestrians when establishing the standard six feet of clear pedestrian space.

**CONCLUSION:** Staff has found that the proposed sidewalk cafe plans provide an adequate sidewalk with a six (6) foot clearance width. In addition, it is consistent with other businesses in the area. The applicants will be required to provide non-moveable barriers to clearly separate the outdoor seating from the foot traffic (Condition #1). In addition staff supports the additional eight seats proposed in Subject B of this report. Regarding Subject C, staff supports the over-arching (umbrella) approach that the owners are proposing to ensure that all current and any outdoor seating comply with the minimum six (6) foot clear standard to be maintained throughout the Shirlington Village. Therefore, it is recommended that the site plan amendment requests associated with this staff report be approved subject to all previous conditions and all new Conditions #1 through #5, which is the subject of these site plan amendment requests (generally the retail frontage along 28th Street South between South Quincy Street and South Stafford Street), with a review by the County Board in one (1) year (July 2006).

1. The applicants (as used in these conditions, the term applicant shall mean the owner and all successors and assigns) (Street Retail, Inc.) agree to maintain at least a six (6) foot clearance width along the sidewalk. The applicants further agree to work with the Department of Environmental Service to develop non-moveable barriers that would be affixed to the sidewalk to maintain a six (6) foot clear pedestrian travelway. The barriers should be removed on a seasonal basis when the café is not in use.

2. The applicants agree that outdoor cafés are permitted to be used during normal restaurant hours. There shall be no music or audio system piped outside to the cafés.

3. The applicants agree that prior to issuance of an occupancy permit for outdoor seating retail tenants requesting such seating shall seek site plan amendment approval from the County Board prior to providing outdoor seating and shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the outdoor café. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Fairlington Civic Association.

4. The applicant agrees that outdoor seating associated with retail/restaurant uses along 28th Street South between South Quincy Street and South Stafford Street shall maintain the minimum standard of six feet of clear pedestrian space along the public-right-of-way and shall be provided in accordance with the plans entitled “Café Seating Areas and Sidewalk Clearpaths, Shirlington” prepared by Federal Realty Investment Trust, as revised June 10, 2005, and made part of the record at the July 9, 2005, County Board meeting. The applicant agrees that any furniture used in outdoor seating areas, including tables, chairs, railings, umbrellas, and planters shall be removed on a seasonal basis and not stored in front of the storefronts.
5. The applicant further agrees that where street trees are located in the public right-of-way and adjacent to outdoor seating space, a four (4) foot wide clear space would be maintained on both sides of the tree. The applicant agrees to provide an updated plan showing the minimum four-foot clear space between the 4 lampposts in question and the edge of the sidewalk cafes affected (Carlyle Grand, Capitol Cities, Extra Virgin, and Curious Grape) to the Zoning Administrator and the Fairlington Citizens Association within sixty days of month of County Board approval of these site plan amendments (September 9, 2005). The applicant further agrees to work with DES staff to relocate bike racks and moveable outdoor furniture that encumbers the clear space along 28th Street South.
PREVIOUS COUNTY BOARD ACTIONS:

October 9, 1976  Approved a rezoning from "C-2" to "C-O-1.5" (Z-2086-76-3); and approved a Phased Development Site Plan (PDSP). The approval expired in 1981.

December 4, 1982  Approved a PDSP on four parcels consisting of 570,000 S.F. of office space, 428,000 s.f. of retail space, 300 hotel rooms, and 490 residential units known as the "Village of Shirlington."

July 9, 1983  Approved the final site plan for Phase I (SP-1) on Parcel 2, allowing 60,000 s.f. of office area and 370,000 s.f. of retail area.

July 13, 1985  Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 S.F. of retail g.f.a.

December 2, 1986  Approved a site plan to "SP-1," permitting revised signs for the Shirlington Theatre.

June 6, 1987  Approved a PDSP amendment to establish standards by which administrative approval of subdivision can be granted.

December 13, 1987  Approved a PDSP amendment to transfer 85,895 S.F. of office/retail area from Parcel Two to parcel One; and approved the final site plan for Phase III (SP-3) on Parcel 1, allowing a 6-story office building with 85,895 s.f. of office/retail area, and a 10-story hotel with 299 units.

April 16, 1988  Approved a site plan amendment to allow the operation of a child care center for seventy-nine (79) children ages three (3) to six (6) years old.

July 9, 1988  Approved a site plan amendment to extend the expiration date of the site an additional three years to July 9, 1991.

Approved a PDSP Amendment to transfer 86 residential units from Parcel 4 to Parcel 3 or Parcel 2, and 4,485 s.f. of commercial/retail area from Parcel 1 to Parcel 2; and approved final site plan for Phase IV (SP-1) on Parcel 4, allowing an 8-story, 404 unit residential development.
October 1, 1988  Approved a PDSP amendment to install banners around the periphery of the site.

June 3, 1989  Approved a site plan amendment to permit an outdoor café in conjunction with an existing restaurant.

June 2, 1991  Continued a site plan amendment for an outdoor café with a review in three (3) years.

August 10, 1991  Approved a site plan amendment for renovation of an existing automobile service station and addition of a car wash subject to conditions.

September 18, 1991  Approved site plan amendment to permit live entertainment in conjunction with an existing restaurant (Bistro, Bistro).

June 13, 1992  Approved site plan amendment for an outdoor café.

September 12, 1992  Continued site plan amendment for live entertainment in an existing restaurant (Bistro, Bistro).

November 14, 1992  Approved one tenant identification sign 100.5 s.f. in size on east elevation of 2775 South Quincy Street.

April 9, 1994  Approved site plan amendment to convert 4,000 s.f. of retail space to classrooms, copy facilities and shower locker room for a period not to exceed 12 years (2006) subject to two conditions and a review in five (5) years.

May 7, 1994  Approved site plan amendment to permit an outdoor café associated with California Pizza Kitchen.

May 20, 1995  Approved a site plan amendment to amend Condition #48, which restricts the use of the health club to office tenants, and residents and to permit use by non-residents.

August 8, 1995  Deferred a PDSP amendment to amend the project's comprehensive sign plan to retain an existing freestanding sign to the December 9th County Board meeting.

Deferred a PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision conditions to the September 9, 1995 County Board meeting.
September 9, 1995 Approved a site plan amendment for live entertainment in an existing restaurant (Bistro, Bistro).

Deferred PDSP amendment to eliminate the requirement that the parking structure used by the existing office building be shared with the future hotel and to modify condition #44 and add standard subdivision language.

October 14, 1995 Approved a site plan amendment to permit exterior dining (Thai in Shirlington).

November 18, 1995 Accept withdrawal of PDSP amendment request.

December 9, 1995 Approved site plan amendment to allow outdoor café (Fresh Fare).

Deferred a PDSP to amend the comprehensive sign plan for the retention of a freestanding sign to the February 3, 1996 County Board meeting.

February 3, 1996 Deferred PDSP amendment on comprehensive sign plan to February 24th meeting.

February 24, 1996 Deferred PDSP amendment on comprehensive sign plan to May 11, 1996 meeting.

May 13, 1996 Deferred PDSP amendment on comprehensive sign plan to July 20, 1996 meeting.

July 20, 1996 Denied PDSP Amendment to amend comprehensive sign plan for the retention of a freestanding sign.

November 16, 1996 Approved site plan amendment SP #106 to permit an outdoor café for Capital City Brewing Company.

January 11, 1997 Approved PDSP Amendment and final site plan approval for Parcel 1 to add 2 stories of studio/mechanical/technical support space above the existing parking garage structure, an atrium between the garage and office building, antennas, an LED sign band, subject to conditions.

July 8, 1998 Approved site plan amendment to expand outdoor café (Capitol City Brewing Co.).
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 12, 1998</td>
<td>Request to advertise on the Board’s own motion a GLUP amendment (GP-262-98-1) for northeast corner of Arlington County trades center property in Shirlington area to the January 23, 1999 County Board hearing.</td>
</tr>
<tr>
<td>January 23, 1999</td>
<td>Deferral of general land use plan amendment (GP-62-98-1) for northeast corner of Arlington County trades center property in Shirlington area to the February 6, 1999 County Board hearing.</td>
</tr>
<tr>
<td>February 6, 1999</td>
<td>Deferred PDSP Amendment and Final Site Plan Approval for Parcel 2 to the March 13, 1999 County Board meeting.</td>
</tr>
<tr>
<td>March 13, 1999</td>
<td>Deferred PDSP Amendment and Final Site Plan Approval for Parcel 2 to the April 10, 1999 County Board meeting.</td>
</tr>
<tr>
<td>April 10, 1999</td>
<td>Approved PDSP Amendment to reallocate from Parcel 3 to Parcel 2 150,000 square feet of approved gross floor area and a Final Site Plan for an 8-story office building and 7-level parking structure on Parcel 2 subject to PDSP Conditions and Final Site Plan Conditions.</td>
</tr>
<tr>
<td>July 10, 1999</td>
<td>Deferred GLUP Amendment to the November 13, 1999 County Board meeting.</td>
</tr>
<tr>
<td>November 13, 1999</td>
<td>Deferred GLUP Amendment to the February 12, 2000 County Board meeting.</td>
</tr>
<tr>
<td>February 20, 2000</td>
<td>Deferred GLUP Amendment to the July 22, 2000 County Board meeting.</td>
</tr>
<tr>
<td>July 22, 2000</td>
<td>Deferred GLUP Amendment, Rezoning and PDSP Amendment to the September 9, 2000 County Board meeting.</td>
</tr>
<tr>
<td>September 9, 2000</td>
<td>Deferred GLUP Amendment, Rezoning and PDSP Amendment to the October 7, 2000 County Board meeting.</td>
</tr>
<tr>
<td>October 7, 2000</td>
<td>Approved GLUP Amendment, Rezoning and PDSP Amendment.</td>
</tr>
<tr>
<td>October 13, 2001</td>
<td>Approved a Site Plan Amendment to allow for outdoor dining including 16 tables and 52 seats.</td>
</tr>
<tr>
<td>April 20, 2002</td>
<td>Denied Site Plan Amendment SP #106 to allow the conversion of 13,100 square feet of retail space to office use on the ground.</td>
</tr>
</tbody>
</table>
Continued a site plan amendment for outdoor dining for Guapo’s Restaurant, subject to all previous conditions and with a review by the County Board in three years (October 2005).

Approved a site plan amendment for additional commercial gross floor area for a grocery store and modification of use regulations for density for the parcels of real property known as 2701 South Taylor Street and 2800 South Randolph Street (RPC #29-003-026, 29-014-008, -009) with new conditions.

Approved a site plan amendment for 12 outdoor seats for Best Buns restaurant subject to conditions and with a County Board review in one year.

Approved a site plan amendment for a rehearsal studio for dramatic and visual arts classes for children ages 4 and up for Classika Theater; subject to conditions with a County Board review in one year (March 2005).

Renewed a site plan amendment for 12 outdoor seats for Best Buns restaurant subject to conditions and with a County Board review in three years.

Approved site plan amendment (SP #106) for a comprehensive sign plan (except limiting the neighborhood signs to four with no commercial message) for the parcels of real property known as 4013, 4015, 4017, 4021, 4025, 4031, 4039, 4043, 4047, 4052, 4053 South 28th Street; 2700, 2727, 2754, 2756, 2766, 2768, 2770, 2772, 2774, 2780 South Quincy Street; 2772 South Arlington Mill Drive; 2772, 2800 South Randolph Street; 2800 South Stafford Street (RPC #29-020-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-021, -022, -023 -024; 29-014-008, -009; 29-023-006; 29-003-026 subject to all previous conditions and the new conditions.

Renewed a site plan amendment (SP #106) for a rehearsal studio and arts class subject to all previous conditions with an administrative review in three (3) months (June 2005) and a County Board review in one (1) year (March 2006).
April 16, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin’s Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the June 18, 2005 County Board meeting.

June 18, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin’s Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the July 9, 2005 County Board meeting.