

## Administrative Special Use Permit Application

Department of Planning & Zoning  
301 King Street, Room 2100, Alexandria, Virginia 22314  
Phone: 703.746.4666 | [www.alexandriava.gov/planning](http://www.alexandriava.gov/planning)

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### PROPERTY LOCATION:

ZONE: *CD*

TAX MAP REFERENCE: *064.03-07-10*

### APPLICANT'S INFORMATION:

Applicant: *Danny Lopez*

Business/Trade Name: *Pluma Cafe and Wine Bar, Inc.*

Address: *1000 Cameron St. Alexandria, VA 22314*

Phone: *202-437-5967*

Email: *plumacafe1000@gmail.com*

### PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

*Restaurant*

Massage Establishment

Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

**PROPERTY OWNER'S AUTHORIZATION**

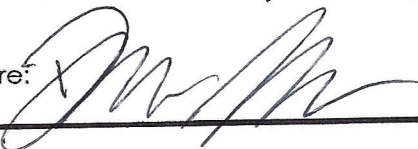
As the property owner, I hereby grant the applicant use of 1000 Cameron St.  
(property address), for the purposes of operating a Coffee & Wine Bar (use)  
business as described in this application. I also grant permission to the City of Alexandria to visit,  
inspect, photograph and post placard notice on my property.

Name: Danny Lopez

Phone: 202-437-5967

Address: 1000 Cameron St.  
Alexandria, VA 22314

Email: dalop2005@hotmail.com

Signature: 

Date: 2-15-2022

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other:

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Danny Lopez 1000 Cameron St. 100%  
Alexandria, VA 22314

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Represented by Karen Becker, Becker Architects, PLLC

Yes. Provide proof of current City business license License # 119828-2022

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

**USE CHARACTERISTICS**

2. Please give a brief statement describing the use:

First floor will be a coffeehouse  
Second floor will be a wine bar  
There will be outdoor seating at grade

3. Please describe the proposed hours of operation:

Days 7 Hours 12 to 16 depending on day (see below)  
Daily

Or give hours for each day of the week

Monday 5:30 a.m. - 9:30 p.m.  
Tuesday 5:30 a.m. - 9:30 p.m.  
Wednesday 5:30 a.m. - 9:30 p.m.  
Thursday 5:30 a.m. - 9:30 p.m.  
Friday 5:30 a.m. - 9:30 p.m.  
Saturday 5:30 a.m. - 9:30 p.m.  
Sunday 6:00 a.m. - 6:00 p.m.

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Morning: 22 people (11 inside and 11 outside)  
Afternoon: 48 people (30 inside and 18 outside)  
Evening: 48 people (30 inside and 18 outside)

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

Morning: 3 to 4 employees  
Afternoon: 7 employees  
Evening: 7 employees

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

- Standard and compact spaces
- Handicapped accessible spaces
- Other *Owner's Parking*

B. Please give the number of:

Parking spaces on-site 1

Parking spaces off-site 0

If the required parking will be located off-site, where will it be located? *Parking not required*

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

A. How many loading spaces are available for the use? 1

B. Where are off-street loading spaces located? *At rear of building (west side) off Cameron St.*

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

*9:30-10:30 a.m.*

*2:00-3:30 p.m.*

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

*3 times per week*

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below: *N/A*

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

*1,152 square feet (interior)*

**APPLICANT'S SIGNATURE**

Please read and initial each statement:

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

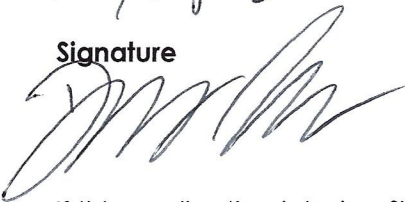
THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

**Print Name of Applicant or Representative**

*Dany Lopez*

**Signature**



**Date** *2-15-2022*

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: *Karen Becker 806 Green St. Alexandria, VA 22314*  
Phone: *703-548-2253 (o) 571-236-2732 (c)*  
Email: *beckerarchitects@comcast.net*  
Fax: *(none)*



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

Application form

Application fee

**Supplemental Worksheet for the following uses:**

- Catering Operation
- Child or Elder Care Home
- Day care Center
- Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
- Live Theater
- Outdoor Dining
- Outdoor Display
- Outdoor Food and Crafts Market
- Outdoor Garden Center
- Valet Parking

**Interior floor plan**

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

**Contextual site image**

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

**If applicable**

Outdoor plan for outdoor uses

# 1000 Cameron Street

## CONTEXTUAL PHOTOGRAPHS OF EXISTING PROPERTY



126 North Patrick St.

1000 Cameron St.

**View taken from SE corner of North Patrick and Cameron Streets**



1000 Cameron St.

1001 Cameron St.

**View taken from SE corner of North Patrick and Cameron Streets looking west**



923 Cameron St.

919 Cameron St.

**View taken from SE corner of North Patrick and Cameron Streets looking north**

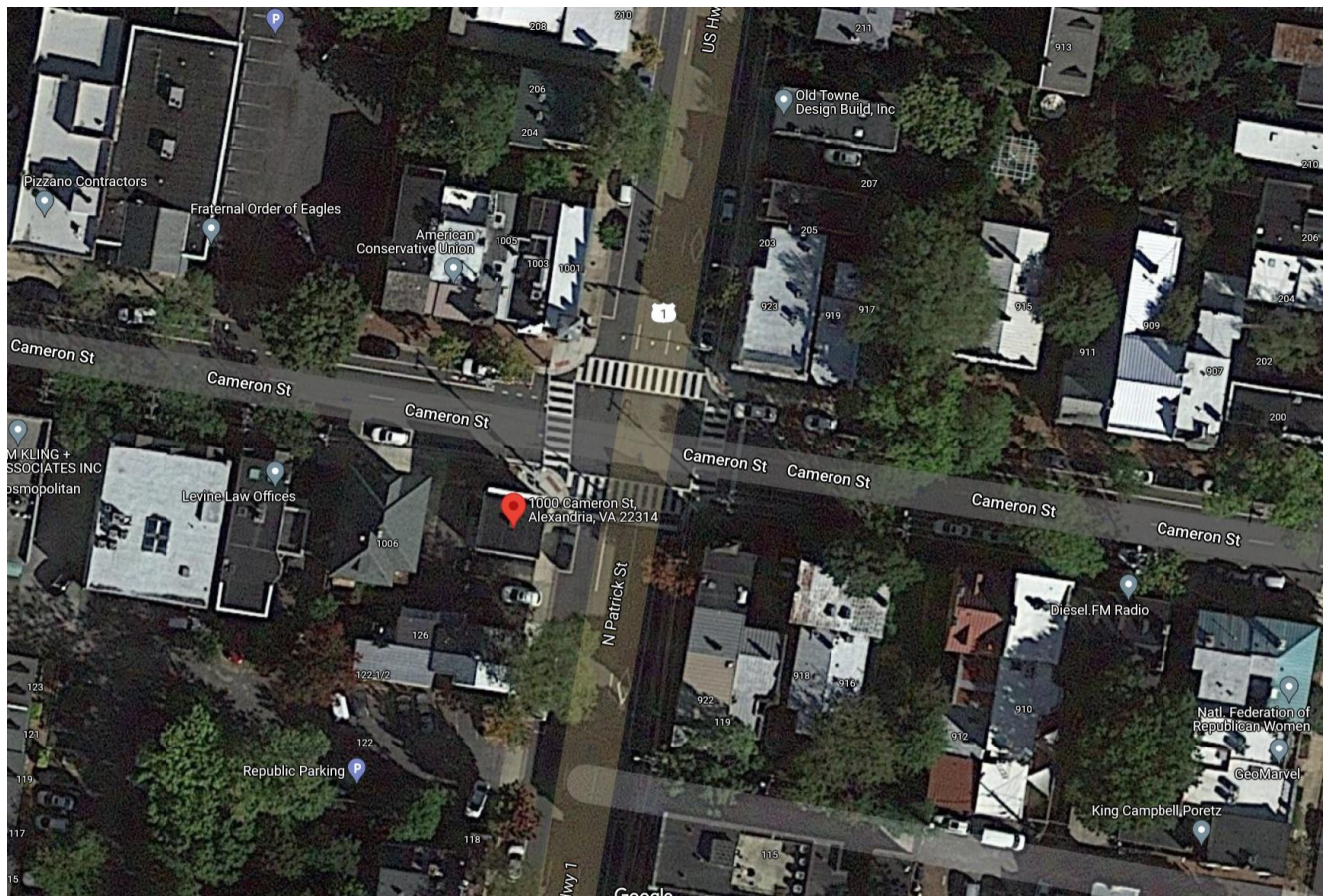


916 and 918 Cameron St.

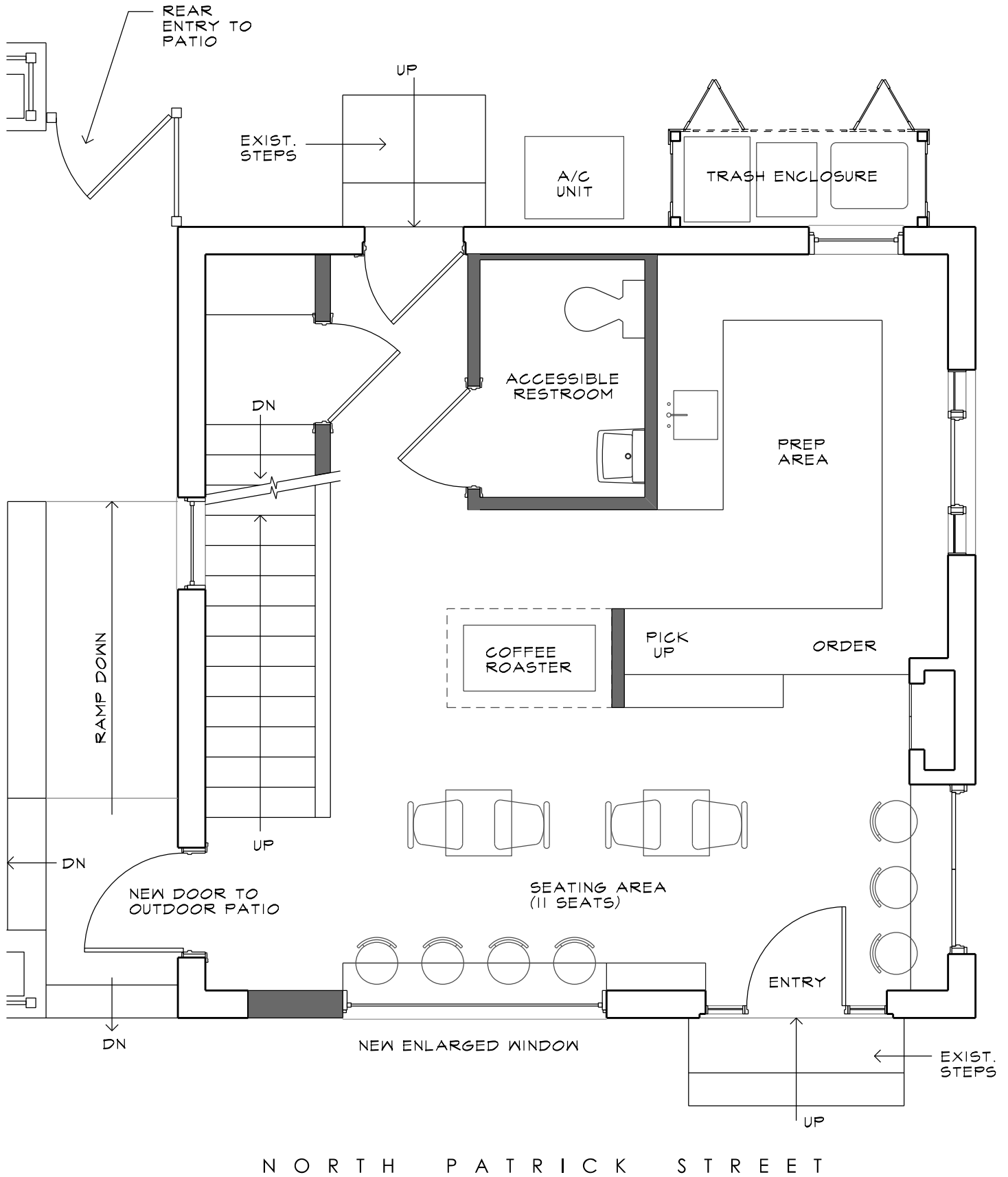
922 Cameron St.

**View taken from NE corner of North Patrick and Cameron Streets looking south**





**Contextual Aerial View**



**BECKER**  
ARCHITECTS PLLC

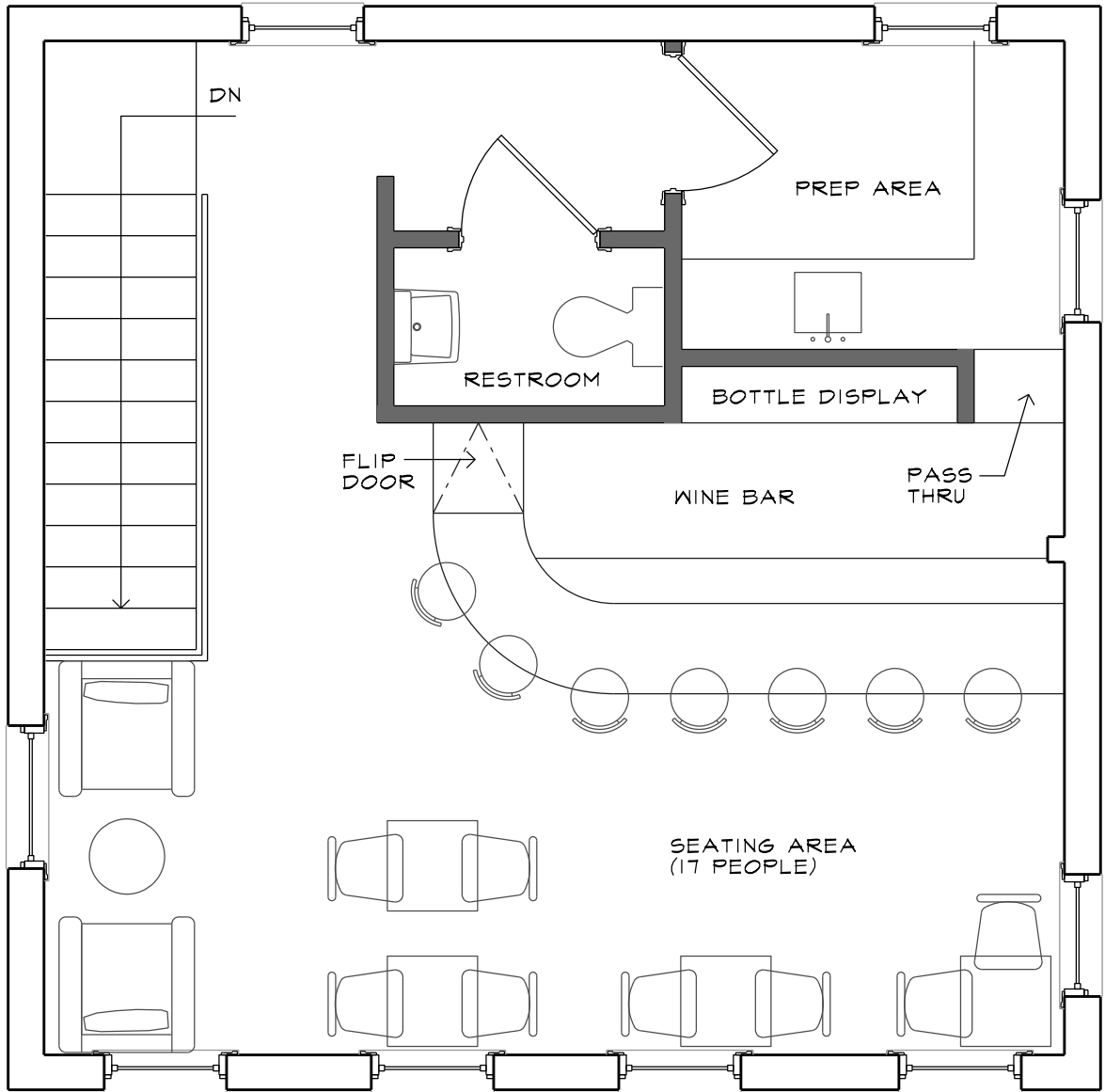
806 Green Street  
Alexandria, VA 22314  
703-548-2253  
beckerarchitects@comcast.net

1000 CAMERON STREET  
PROPOSED 1ST FLOOR PLAN  
COFFEEHOUSE

DATE:  
2-16-22

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

A 1



C A M E R O N   S T R E E T

N O R T H   P A T R I C K   S T R E E T

**BECKER**  
ARCHITECTS PLLC

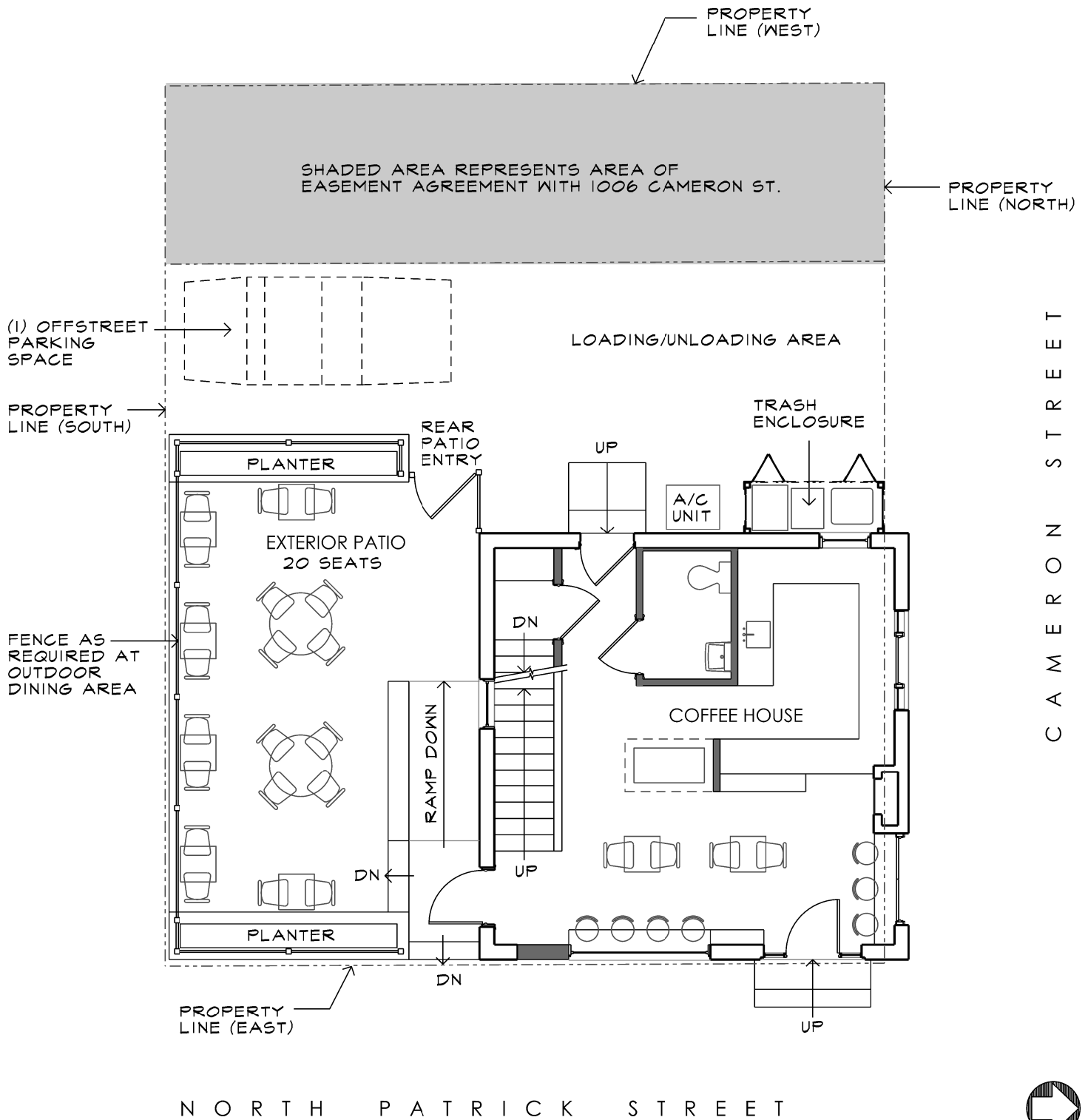
806 Green Street  
Alexandria, VA 22314  
703-548-2253  
beckerarchitects@comcast.net

1000 CAMERON STREET  
PROPOSED 2ND FLOOR PLAN  
WINE BAR

DATE:  
2-16-22

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

A 2



**BECKER**  
ARCHITECTS PLLC

806 Green Street  
Alexandria, VA 22314  
703-548-2253  
beckerarchitects@comcast.net

1000 CAMERON STREET  
SITE PLAN WITH PROPOSED  
EXTERIOR SEATING

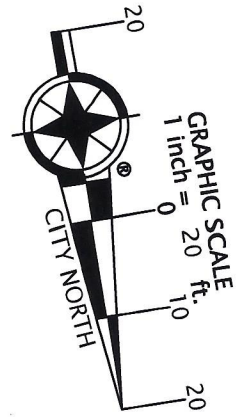
DATE:  
2-16-22

SCALE:  
1/8"=1'-0"

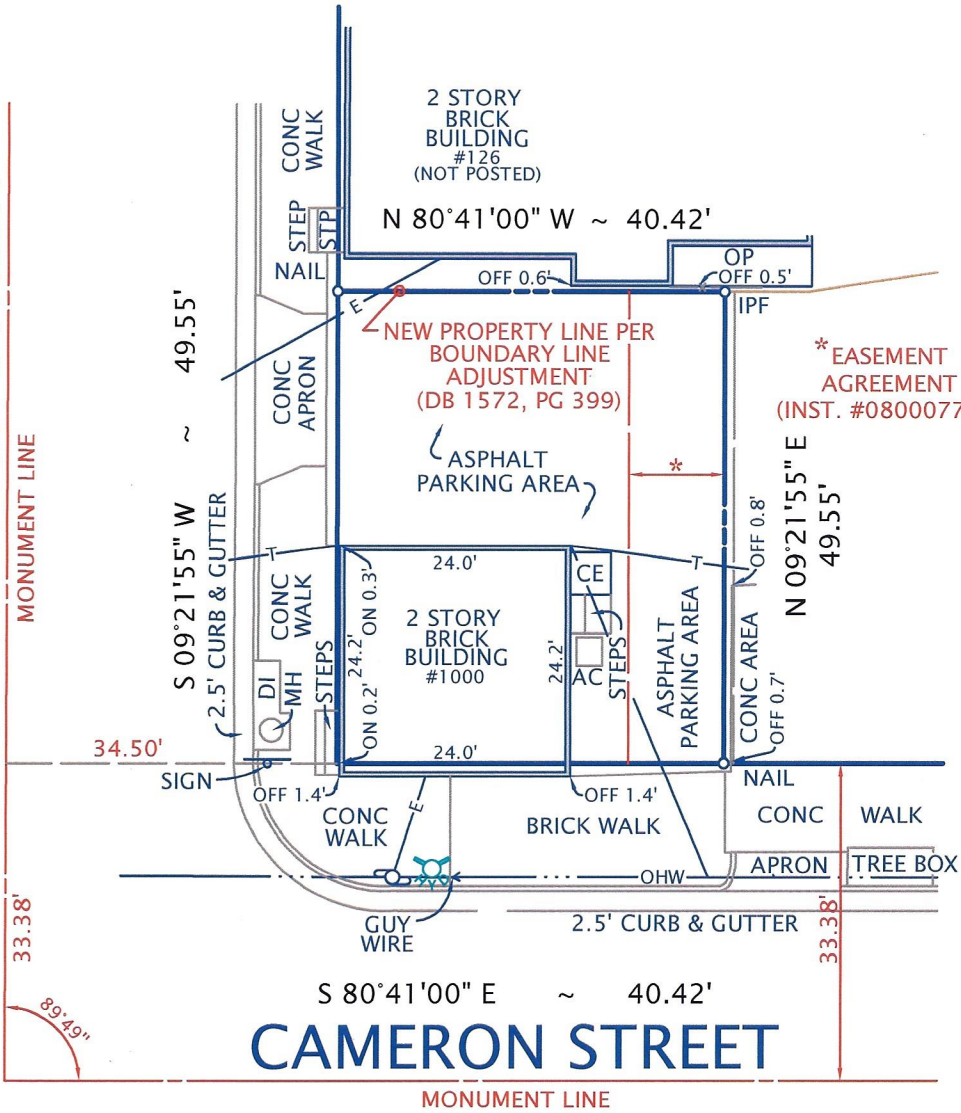
A 3



NOTES: 1. TOTAL AREA = 2,003 SF.



NORTH PATRICK STREET

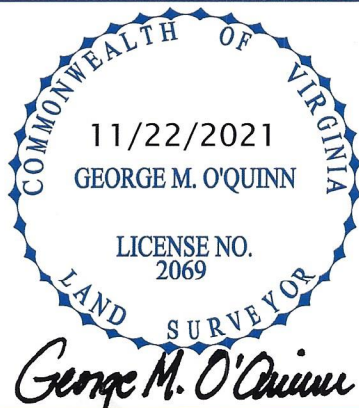


**PLAT**  
 SHOWING BUILDING LOCATION ON  
 THE PROPERTY LOCATED AT  
**#1000 CAMERON STREET**  
 (INSTRUMENT #080007712)  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE: 1" = 20'      NOVEMBER 22, 2021

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
 A TITLE REPORT WAS NOT FURNISHED.  
 NO CORNER MARKERS SET.



CASE NAME:  
 BURGHER ~ DANNY'S PAINTING, LLC  
 CONFIDENCE TITLE

**DOMINION** Surveyors Inc.®  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX: 703-799-6412