



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 24, 2009**

DATE: October 15, 2009

SUBJECT: SP #239 SITE PLAN AMENDMENT to renew live entertainment for The Front Page, located at 4201 Wilson Blvd. (RPC #14-048-012)

Applicant:

Jorge Fernandez
The Front Page
4201 Wilson Boulevard
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Renew the site plan amendment request for live entertainment, subject to all existing conditions, and with a County Board review in three (3) years (October 2012).

ISSUE: This is a site plan amendment renewal for live entertainment and no issues have been identified.

SUMMARY: The applicant, The Front Page, requests renewal of a site plan amendment for live entertainment. The applicant is compliant with all conditions of approval, and no issues have been raised. Therefore, staff recommends renewal of the site plan amendment for live entertainment, with a County Board review in three (3) years (October 2012).

BACKGROUND: The Front Page has been in operation since 2003, and has 220 indoor seats and 52 seats in an outdoor seating area located on private property. The live entertainment includes deejays and live acoustic music for restaurant patrons on Mondays through Fridays from 11:30 a.m. to 1:30 a.m, and Saturdays and Sundays from 10 a.m. to 1:30 a.m.

DISCUSSION: The Front Page is compliant with all conditions of approval, and staff is not aware of any neighborhood issues with this use.

County Manager: RC/GA

Staff: Peter Schulz, CPHD, Planning Division

PLA-5375

Since the Original Approval (October 22, 2008):

Site Plan Amendment Conditions: The subject use is currently in compliance with the approved conditions of the site plan amendment.

Community Code Enforcement: Community Code Enforcement has not expressed any concerns regarding the subject site plan amendment.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns regarding the subject site plan amendment.

Police Department: The Police Department has no concerns regarding the subject site plan amendment.

State ABC Board: The State ABC board has not expressed any concerns regarding the subject site plan amendment.

Civic Associations: The Ballston-Virginia Square Civic Association President spoke with staff and expressed no concerns.

CONCLUSION: Staff recommends renewal of the site plan amendment for live entertainment, subject to all previous conditions, and with a County Board review in three (3) years (October 2012).

PREVIOUS COUNTY BOARD ACTIONS:

- January 4, 1986 Approved a site plan for a mixed-use office, residential and retail project.
- December 2, 1986 Approved the design of pedestrian bridges associated with the subject site (Z-2181-80-6) (SP-2) and with the Ballston Metro Center site (Z-2181-80-6) (SP-3).
- October 1, 1988 Extended site plan approval for a mixed-use office, residential and retail project from January 4, 1989 to January 4, 1991.
- February 11, 1989 Approved a site plan amendment to permit temporary service and loading off 9th Street North for the Phase I office building.
- September 9, 1989 Approved a site plan amendment to reconfigure the western office portion of the site plan from three office buildings connected with an atrium to two office buildings connected with an atrium.
- December 2, 1989 Approved a site plan amendment to increase office density by approximately 55,000 square feet on the Stafford Place site plan (Z-2181-80-6) (SP-6), subject to previous conditions and new conditions #54 and #55.
- April 6, 1991 Deferred a site plan amendment request to amend Condition #54 regarding the timing of a 2.2 million payment relative to issuance of building permits until the May 11, 1991 County Board meeting.
- May 11, 1991 Approved a site plan amendment request to amend Condition #54 regarding the timing of a \$2.2 million payment relative to issuance of building permits.
- November 16, 1991 Approved a site plan amendment permitting a 25 percent reduction in the required bicycle parking to 109 spaces subject to amended condition #13.
- July 11, 1992 Approved a site plan amendment for a comprehensive sign plan for project and tenant

identification; and to permit an outdoor greenhouse eating area in the plaza with associated landscaping modifications on premises known as 4201 Wilson Boulevard.

January 16, 1993

Deferred a site plan amendment to amend the approved comprehensive sign plan to permit awnings, external strip lights and attached letters, on premises known as 4201 Wilson Boulevard (Pizzeria Uno).

March 6, 1993

Approved a site plan amendment for one additional retail tenant identification sign facing North Stuart Street and the proposed decorative awning treatment, deleted the external strip lights, on premises known as 4201 Wilson Boulevard (Pizzeria Uno).

June 5, 1993

Approved the conversion of approximately 3,404 square feet of retail space on the lobby level to a visitor's center for the National Science Foundation, on premises known as 4201 Wilson Boulevard.

April 9, 1994

Approved a comprehensive sign plan to permit two freestanding tenant signs, six double-sided banners and two window mounted neon signs.

February 4, 1995

Deferred site plan amendment to reduce parking requirement for new office building from 315 to 237 parking spaces to March 4, 1995 County Board meeting.

March 4, 1995

Approved a site plan amendment to approve the use of 360 parking spaces on the P-3 and P-4 parking decks by George Mason University.

January 20, 1996

Approved a site plan amendment to allow the temporary use of 2,023 square feet of retail space to be occupied by a Century 21 real estate office for a period of five years.

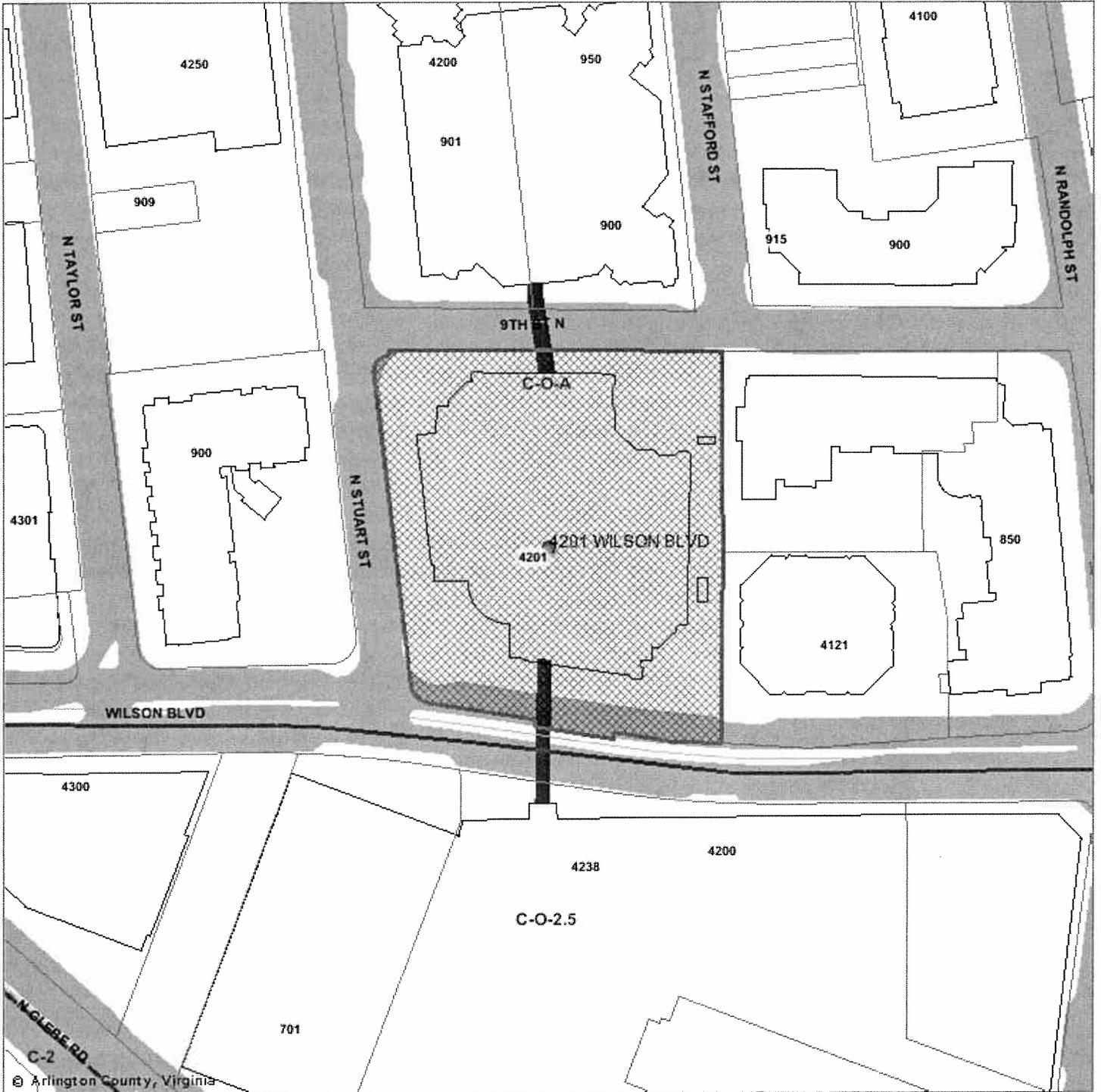
February 3, 1996

Approved a site plan amendment to convert 10,288 square feet of ground floor retail space to office for a period of five years.

May 17, 1997	Approved a site plan amendment to convert 10,288 square feet of ground floor retail/office to a day care center for 94 children, with a review in one year following the issuance of a Certificate of Occupancy.
May 20, 2000	Approved a site plan amendment for a rooftop sign, subject to conditions.
November 16, 2002	Approved site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in one (1) year. (November 2003)
November 15, 2003	Renewed site plan amendment (SP #239) to permit outdoor seating (32 seats) at Matsutake in conjunction with an existing restaurant with a review in three (3) years. (November 2006)
January 10, 2004	Approve site amendment for Matsutake for live entertainment in conjunction with the existing restaurant subject to all previous conditions and (2) new conditions with an administrative review in (1) year (January 2005) and a County Board Review in November 2006 to coincide with review of the applicant's outdoor seating use.
November 14, 2006	Renewed an amendment of a special exception for a site plan for outdoor seating (32 seats) and live entertainment at Matsutake subject to all previous conditions, with a review by the County Board in three (3) years (November 2009).
October 22, 2008	Approved a site plan amendment for live entertainment at the Front Page restaurant, subject to conditions and a County Board review in one (1) year (October 2009).

Approved Conditions:

1. The applicant agrees live entertainment shall be permitted only between the hours of 11 a.m. to 1:30 a.m., Monday through Friday, and 10 a.m. to 1:30 a.m. Saturday and Sunday. No customer dancing will be allowed.
2. The applicant agrees windows and doors to outside of the restaurant shall be closed during hours of live entertainment and the applicant shall comply with the Arlington County Noise Ordinance. No music shall be piped outside of the restaurant and café area in the public right of way. Satellite radio broadcasts will be allowed to the outdoor café area, but live music will not be allowed nor will broadcasting of live music be allowed in the outdoor café area. The satellite radio shall be turned off when the outdoor café is not in use.
3. The applicant agrees that all requirements of County and State Ordinances, the Environmental Health Bureau, the Fire Marshal, the Police Department and the Alcohol Beverage Control Board shall be met.
4. The applicant agrees to identify an on-site liaison that shall be available during the hours of the business operation to receive and respond to community concerns regarding the live entertainment. The name and telephone number of the liaison shall be provided to the Ashton Heights Civic Association, the Ballston-Virginia Square Civic Association, and the Zoning Administrator within 30 days of County Board approval.



SP #239
4201 Wilson Boulevard
RPC: 14-048-012

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

