



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 22, 2010**

DATE: May 13, 2010

SUBJECT: U-3251-10-2 USE PERMIT for live entertainment and dancing at the Cottage Ethiopian Restaurant, located at 3111 Columbia Pike (RPC#: 25-012-044).

Applicant:

Beemnet Dada
Cottage Ethiopian Restaurant
3111 Columbia Pike
Arlington, Virginia 22204

C. M. RECOMMENDATION:

Approve the use permit request for live entertainment and dancing at Cottage Ethiopian at 3111 Columbia Pike, subject to the proposed conditions, and with a County Board review in one (1) year (May 2011).

ISSUES: This is a use permit request for live entertainment and dancing at Cottage Ethiopian Restaurant and no issues have been identified.

SUMMARY: This is a use permit request for live entertainment and dancing at Cottage Ethiopian Restaurant located at 3111 Columbia Pike. The restaurant formerly was the location of Lalibella Restaurant. Cottage Ethiopian would like to have live entertainment in the form of live bands and DJs, as well as dancing, Thursday through Monday, 10 p.m. – 1:30 a.m. The restaurant is located in a commercial area along Columbia Pike among other restaurants and establishments with live entertainment. In addition, live entertainment was previously permitted at this location without noise complaints or other issues. It is anticipated there will be minimal impact on surrounding uses. Therefore, staff recommends approval of the use permit for live entertainment and dancing at Cottage Ethiopian Restaurant at 3111 Columbia Pike, subject to the proposed conditions, and with a County Board review in one (1) year (May 2011).

BACKGROUND: The subject site consists of a two (2) story restaurant. Lalibella Restaurant previously had a live entertainment use permit approved in July 20, 2002. A new use permit for live entertainment is required since the former restaurant went out of business and is under new ownership.

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5575

20.

The following provides information about the site:

Site: The site is comprised of a two (2) story restaurant now known as Cottage Ethiopian.

To the north:	Single-family homes.
To the south:	Columbia Pike, SunTrust bank, and other commercial uses.
To the east:	Mrs. Chen's Kitchen restaurant.
To the west:	Retail uses.

Zoning: The site is zoned "C-2" Service Commercial – Community Business District.

Land Use: The subject site is designated "Service Commercial" with special provisions within the Columbia Pike Special Revitalization District.

Neighborhood: The site is located within the Arlington Heights Civic Association. The Arlington Heights Civic Association has been notified and has not provided comments on the proposed use permit.

DISCUSSION: This is a use permit request for live entertainment and dancing at Cottage Ethiopian Restaurant located at 3111 Columbia Pike. Types of live entertainment at the establishment would consist of live bands and DJs, Thursday through Monday, 10 p.m – 1:30 a.m. It is anticipated that the proposed use would have minimal impact on the surrounding uses. The restaurant is located in a commercial area along Columbia Pike. Although single-family detached homes are located behind the restaurant to the north, customers would be entering and exiting from Columbia Pike. The restaurant has a customer parking lot with 22 parking spaces.

CONCLUSION: It is anticipated there will be minimal adverse impact on surrounding land uses as a result of the proposed live entertainment and dancing use. Therefore, staff recommends approval of the use permit for live entertainment and dancing at Cottage Ethiopian Restaurant at 3111 Columbia Pike, subject to the proposed conditions, and with a County Board review in one (1) year (May 2011).

Proposed conditions:

1. Live entertainment shall be permitted only between the hours of 10:00 p.m. – 1:30 a.m. Thursday through Monday.
2. Live entertainment must take place only within the building. The windows and doors to the outside shall remain closed during the times of live entertainment, and the applicant shall comply with the Arlington County noise ordinance. No live entertainment shall be broadcast over loudspeakers outside of the building, and under no circumstances shall live entertainment be permitted outside of the building.

3. The applicant agrees to comply with all requirements of County and State Ordinances, the Environmental Health Bureau, and the Fire Marshal, the Police Department and the Alcohol Beverage Control Board.
4. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns which may be related to the live entertainment and an onsite 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 shall be submitted to the Zoning Administrator and a copy sent to the Arlington Heights Civic Association.
5. The approval for live entertainment at 3111 Columbia Pike is only valid for Cottage Ethiopian. Any other tenant/owner occupying the premises shall not be permitted to have live entertainment without prior approval of the County Board.

PREVIOUS COUNTY BOARD ACTIONS:

- April 6, 1974 Approved (U-1963-74-1) operation of a dance hall and live entertainment in connection with a restaurant.
- July 7, 1990 Authorized on the "County Board's Own Motion" to advertise the review of use permit (U-1963-74-1).
- August 11, 1990 Deferred to the September 8, 1990 County Board hearing of use permit (U-1963-74-1) regarding the operation of a dance hall in connection with a restaurant.
- September 8, 1990 Continued use permit (U-1963-74-1) subject to conditions with a review in three (3) months.
- December 8, 1990 Continued use permit (U-1963-74-1) for live entertainment and dancing with a review in one (1) year.
- March 2, 1991 Approved use permit amendment (U-1963-74-1) to permit live entertainment and dancing until 2:00 a.m., seven days a week with a review in one (1) year.
- March 7, 1992 Continued use permit (U-1963-74-1) for live entertainment and customer dancing from 9:00 a.m. - 2:00 a.m., seven days a week with a review in three (3) years.
- March 4, 1995 Continued use permit (U-1963-74-1) for live entertainment and customer dancing from 9:00 a.m. - 2:00 a.m., seven days a week with a review in five (5) years.
- April 21, 2001 Discontinued use permit (U-1963-74-1) for live entertainment and customer dancing from 9:00 a.m. - 2:00 a.m. in an existing restaurant.
- July 20, 2002 Approved a use permit (U-3032-02-1) for live entertainment and dancing from 10:00 a.m. – 1:00 a.m. in an existing restaurant with a review in six months (January 2003).

January 11, 2003	Continued use permit (U-3032-02-1) for live entertainment and customer dancing from 10:00 a.m. - 1:00 a.m. in an existing restaurant with a review in three years (January 2006).
January 21, 2006	Continued use permit (U-3032-02-1) for live entertainment and customer dancing from 10:00 a.m. - 1:00 a.m. in an existing restaurant with a County Board review in three years (January 2009).
January 24, 2009	Renewed use permit (U-3032-02-1) for live entertainment and customer dancing from 10:00 – 1:00 in an existing restaurant with one (1) revised condition and a review in five (5) years (January 2014).



U-3251-10-2
3111 Columbia Pike
RPC: 25-012-044

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


 Not To Scale

	Case
	Location(s)

Department of Community Planning, Housing and Development

Planning Division