



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 12, 2010**

DATE: May 26, 2010

SUBJECT: U-3256-10-1 USE PERMIT for a restaurant providing live entertainment; located at 237 North Glebe Road (RPC #20-032-071).

Applicant:

Sami Khan
237 North Glebe Road
Arlington, Virginia 22203

C. M. RECOMMENDATION:

Approve the use permit request for restaurant live entertainment, subject to the conditions of the staff report, with a County Board review in one (1) year (June 2011)

ISSUES: This is a use permit request for live entertainment at a restaurant located in the Buckingham shopping center and no issues have been identified.

SUMMARY: The applicant is requesting a use permit for restaurant live entertainment for the Cleopatra Lounge, which is located in the Buckingham shopping center. The applicant requests live entertainment Sunday through Wednesday 9 pm to 12 am and Thursday through Saturday 9 pm to 2 am. The restaurant occupies the space formerly occupied by the Pines of Italy restaurant, which operated restaurant live entertainment at the site for a period of over ten (10) years without issues. The Ashton Heights Civic Association has expressed no issues with the applicant's request. Therefore, staff recommends that the use permit for restaurant live entertainment be approved, subject to the conditions of the staff report, with a County Board review in one (1) year (June 2011).

BACKGROUND: The applicant requests a use permit for restaurant live entertainment. The site is located within the Buckingham shopping center, and is described as follows:

Site: The Cleopatra Lounge restaurant is located at the southern end of the Buckingham shopping center, which is bounded on the southwest by North Glebe Road, and on the northwest by North Pershing Drive.

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

County Manager: MB/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5610

15.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Service Commercial”

Neighborhood: The site is located within the Ashton Heights Civic Association. The president of the civic association has expressed that members have not commented on the applicant’s request and no issues are anticipated.

DISCUSSION: The applicant is requesting a use permit for restaurant live entertainment at the Cleopatra Lounge, located at 237 North Glebe Road in the Buckingham shopping center. The applicant is proposing live entertainment that would include karaoke, a DJ, belly dancing, piano/keyboard music, and live bands. The proposed hours are Sunday through Wednesday 9 pm to 12 am and Thursday through Saturday 9 pm to 2 am.

Staff supports the applicant’s request. The previous tenant of this space, the Pines of Italy restaurant, operated live entertainment for a number of years without issues. Parking is not an issue at the site, as the proposed live entertainment would occur during evening hours when other uses at the shopping center would be closed. Customers would be able to utilize the entire surface lot in that section of the Buckingham shopping center. Furthermore, the applicant has agreed to similar conditions as those under which the Pines of Italy operated live entertainment. This includes a condition allowing smaller scale live entertainment such as DJ, belly dancing, and piano during the requested hours, but limiting live bands and singers to weekends no more than once per month.

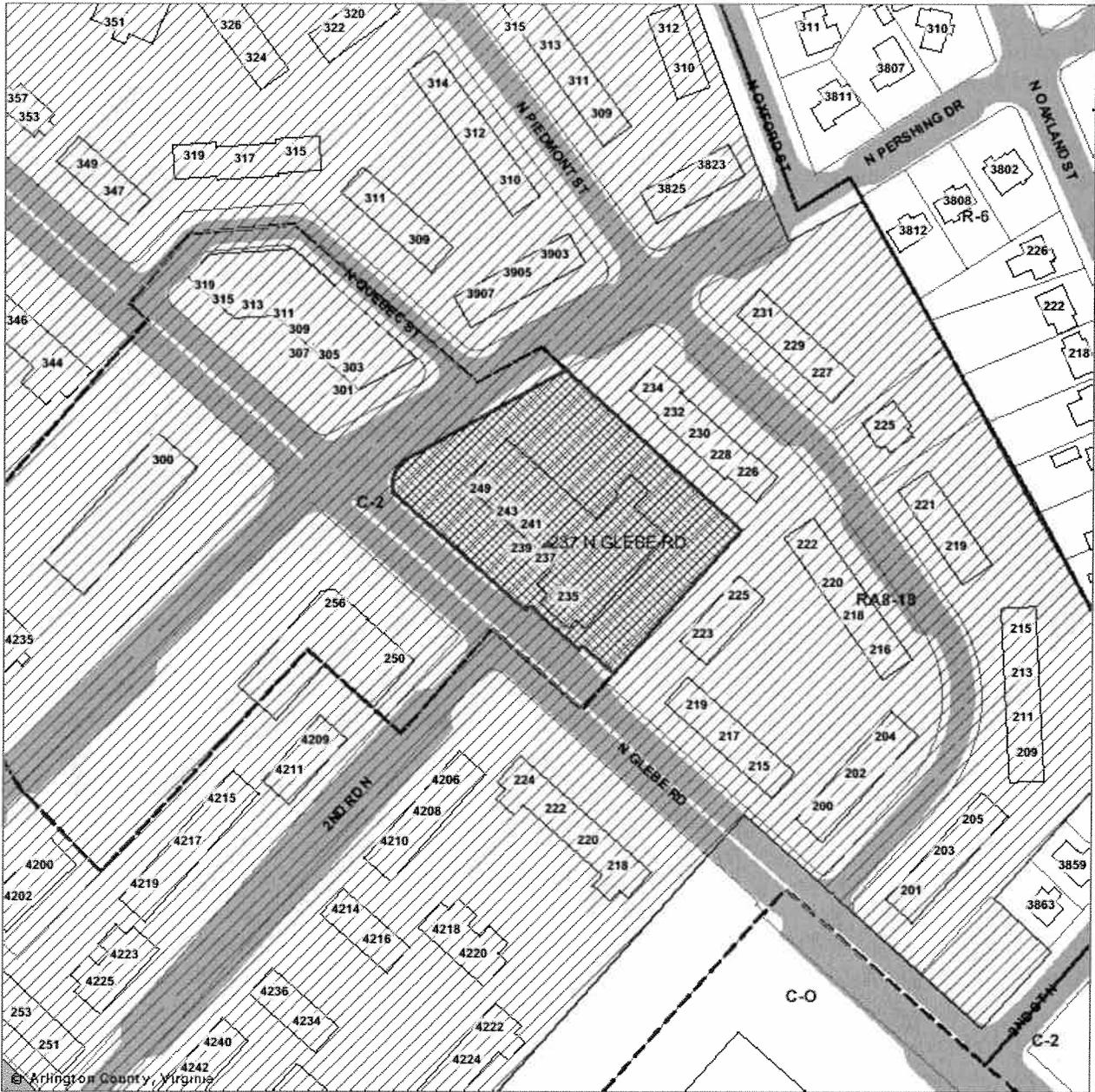
CONCLUSION: Staff supports the applicant’s request for restaurant live entertainment at the Cleopatra Lounge. The previous tenant of the space, the Pines of Italy restaurant, operated live entertainment without issue for over ten (10) years. Moreover, the applicant has agreed to similar conditions as to those approved for Pines of Italy. The Ashton Heights Civic Association has been informed of the proposal and has expressed no issues. Therefore, staff recommends approval of the applicant’s request subject to the conditions of the staff report, with a County Board review in one (1) year (June 2011).

Conditions:

1. Live entertainment is permitted from 9 p.m. to 12 a.m., Sunday through Wednesday; 9 p.m. to 2 a.m. Thursday through Saturday, and the eve of all Federal Holidays with the restriction that live bands are limited to Thursday, Friday, Saturday and the eve of all Federal Holidays, no more than once every month. For the purposes of this condition, a "live band" is defined as a group of musicians employing a drum kit, a PA system (other than the house speakers) and full amplification (i.e. non-acoustic groups). The term "live band" does not apply to deejays, emcees, smaller groups of musicians, pianists, karaoke, or other types of entertainment.
2. The applicant shall comply with the Arlington County noise ordinance and the windows and doors shall remain closed during the times of live entertainment. Under no

circumstances shall live entertainment be permitted outside of the building or broadcast over loudspeakers 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 agrees that dancing is not permitted until the applicant obtains a Dance Hall Permit from the Zoning Office.
5. The applicant shall ensure that all trash generated by the live entertainment is appropriately stored in trash receptacles until such time as it is removed from the premises. Debris and discarded items shall not be allowed to collect at the rear of the property.
6. 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. The name and telephone number shall be submitted to the Ashton Heights Civic Association, and to the Zoning Administrator.



U-3256-10-2
237 North Glebe Road
RPC #20-032-071

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



Not To Scale

