



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 25, 2010

SUPPLEMENTAL REPORT – REVISED CONDITION

DATE: September 21, 2010

SUBJECT: U-2968-99-1 USE PERMIT RENEWAL for outdoor seating at Hard Times Cafe located at 3028 Wilson Blvd. (RPC# 18-012-003).

DISCUSSION: This supplemental report addresses concerns regarding sidewalk clearance on North Highland Street in front of the Hard Times Café restaurant. The sidewalk widening on North Highland Street is complete. It has been widened to 13 feet, which includes a 5-foot, 8 inch wide street tree pit. As the outdoor café furniture takes up a minimum of 3 feet, this does not allow for a minimum 6 feet of sidewalk clearance on North Highland Street. The Wilson Boulevard sidewalk will be widened to 17 feet, including the tree pit area. Approximately 11 feet of sidewalk will remain, which can accommodate approximately 4 feet of furniture and 7 feet of clear sidewalk. Therefore, staff recommends that when the Wilson Boulevard sidewalk is complete, the outdoor café be completely moved to that side of the restaurant. Further, as the Wilson Boulevard sidewalk is not yet complete, it is recommended that the applicant maintain the current configuration through the rest of this outdoor seating season and that the revised configuration be implemented at the beginning of the next outdoor seating season, in May 2011.

Revised Condition #1:

1. The outdoor café is permitted on the North Highland Street frontage only, until the next scheduled County Board review in eight (8) months (May 2011), at which time the outdoor café will be permitted on Wilson Boulevard only. The outdoor café shall extend no more than three (3) feet into the sidewalk and no tables are to be placed within five (5) feet of any street tree grates pits. The number of seats used in the outdoor café will be limited to a maximum of 14 seats. Furniture used on the outdoor café, including tables, chairs, post and link separators, umbrellas and planters, shall be removed and not stored in front of the restaurant when the café is not in use. During the next scheduled County Board review in May 2011, the applicant agrees to submit a revised outdoor seating plan that shows the outdoor café on Wilson Boulevard only, with a minimum 6-foot clear sidewalk.

County Manager:

MB *GA*

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5686

15.