

Arlington County, Virginia
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT
PLANNING DIVISION
ZONING ADMINISTRATION

USE PERMIT APPLICATION

DATE: 12/14/2007

Original Plan

Amendment

Arlington County Board
c/o ZONING SECTION
2100 Clarendon Blvd, Suite 810
Arlington, Virginia 22201

I We Arlington Cinema Inc. Owner
Contract Owner

of Lots _____, Block _____, Section _____ of the
Charles B. Munson Subdivision, containing 1,400 sq. ft./acre

Arlington county, Virginia, premises known as Arlington Cinema 'N' Draft House 2903/2911 Columbia Pike
Arlington, VA 22202

Hereby apply for a Use Permit as required by Section _____ Subsection _____ of the Zoning Ordinance

As contained in the Appendix of the Arlington County Code, for the purpose of operating/conducting Live Entertainment
at an existing restaurant space at 2911 Columbia Pike. Operated as
part of the Arlington Cinema 'N' Draft House.

REMARKS _____

Have all necessary statements, plans, plots, and other pertinent information been submitted?

Make checks payable to: Treasurer of Arlington County

| |
|------------------------------|
| ZONE _____ |
| PROPOSAL FILED _____ |
| FEE DEPOSITED _____ |
| C.R.I.F. NO. _____ FEE _____ |
| RECEIVED BY _____ |
| Previous cases _____ |

Print Name Gregory Gault

Signature [Signature]

Address 331 S Wayne Street

City Arlington Stat VA Zip 22204 Telephone 571 228 5936

By _____ (TITLE)

Address _____

Zip _____ Telephone _____

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION**

Disclosure Statement

TYPE OR PRINT IN INK

Case No. _____

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels **only** if the properties have not been subdivided.

Address(es) 2911 Columbia Pike, Arlington, VA 22204
 Lot(s) _____ Block _____
 Section _____ Subdivision Charles B. Munson

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES

NO

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

| <u>PARCEL ADDRESS</u> | <u>NAME</u> | <u>ADDRESS</u> | <u>NATURE OF INTEREST</u> |
|-------------------------------------|-----------------------|----------------------------|-------------------------------|
| <u>2911 Columbia Pike Arlght VA</u> | <u>Estelle Gelman</u> | <u>2120 L Street NW DC</u> | <u>Beneficiaries of Trust</u> |
| <u>2911 Columbn Pike Arlght VA</u> | <u>Elane Miller</u> | <u>2120 L Street NW DC</u> | <u>Beneficiaries of Trust</u> |
| | | | |
| | | | |

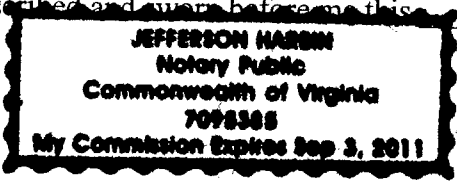
4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Applicant's signature *[Signature]*

Applicant's address 336 S. Wayne Street, Arlington, VA 22204

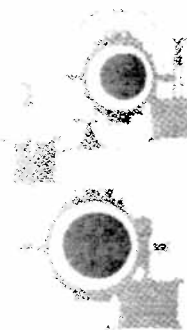
STATE OF VIRGINIA, COUNTY OF Arlington TO WIT: _____

Subscribed and sworn before me this 14th day of December, 2007



Notary Jefferson Harbin *[Signature]*

My commission expires 09/03/2011



ARLINGTON CINEMA 'N' DRAFFHOUSE

**2903 COLUMBIA PIKE, ARLINGTON, VA 22204 - (703)486-2345
WWW.ARLINGTONDRAFFHOUSE.COM**

Live Entertainment Use Permit Request for additional restaurant space at the Arlington Cinema 'N' Draffhouse

The Arlington Cinema 'N' Draffhouse ("Theater") requests a use permit for live entertainment at an existing restaurant space at 2911 Columbia Pike

operated as part of the Arlington Cinema 'N' Draffhouse ("New Dining Area")

This new space will be connected to the Theater from the inside the establishment as well as maintain a street side entrance.

The Arlington Cinema 'N' Draffhouse already has a use permit (U-3149-06-1) for live entertainment associated with the theater/restaurant space located at 2903 Columbia Pike (RPC #25-013-002). The new space, although connected from within the same building, and operated under the same legal entity Arlington Cinema, Inc. and operated under the same use as a restaurant that provides multiple forms of entertainment – evidently requires a new use permit because the space previously had a separate address, which from this point forward will no longer be in use.

The Theater and the New Dining Area are located on the corner of Columbia Pike and Walter Reed, in the heart of the Columbia Pike Revitalization District's "Town Center" (as designated in the Columbia Pike Revitalization Plan and the Form Based Code).

In recent years the Theater has been very successful in increasing the live entertainment offerings on Columbia Pike which is consistent both with the intent of the Columbia Pike Revitalization Plan as well as the Historic usage of the theater. The "Town Center" segment of the Revitalization District and Form Based Code is planned to be the most cosmopolitan of all the segments along the Pike. The New Dining Area will be a small but important addition to the Arlington Cinema 'N' Draffhouse as the purpose is to both greatly improve food quality and add more locally focused live entertainment.

The live-entertainment events will take place anywhere between the hours of 11:00AM – 2:00AM, Monday through Sunday. Any live entertainment events on Sunday will not last much longer than midnight unless the next day is a holiday. The number of live entertainment events will vary depending on the week but typically there will be between 2 - 5 public live-entertainment events per week, while at the same time trying not to interrupt the existing movie schedules. The average number of live-entertainment events will likely be 4 per week. The primary purpose of the New Dining Area will be for high quality dining with entertainment as a secondary importance.

Included is a list of events that we intend to host as part of our live-entertainment plan in the New Dining Area:

Comedians / Magicians / Entertainers: These events would include individuals with specific entertaining skills to entertain all types of potential customers. Events for families would likely be positioned during the day (11:00AM – 4:00PM) or early evening hours (4:00PM – 6:00PM). Events for adults would be positioned during the prime evening (6:00PM – 10:00PM) or late

evening hours (10:00PM – 2:00AM). The average event length for this type of entertainment will likely be 1 hour or less during any of the above mentioned time blocks.

Bands: These events would include groups of entertainers entertaining with live music. Types of bands include small Acoustic Bands, Rock Bands, Blues Bands, Jazz Bands, and/or Children's Music Groups. Most Band live-entertainment events will be held in the prime evening (6:00PM – 10:00PM) or late evening hours (10:00PM – 2:00AM). However, there will be some events held during daytime hours (11:00AM – 4:00PM) for Children's Music Groups or Teenage Band Events. The average event length for this type of entertainment will likely be 1 to 3 hours long during any of the above mentioned time blocks.

Small Live Performance Theater: These events would include poetry, monologs, small theater performances by professional theater groups, local community theater groups, local school theater clubs and interactive/murder mystery theater groups. Events for families would likely be positioned during the day (11:00AM – 4:00PM) or evening hours (4:00PM – 10:00PM). Events for adults would be positioned during the prime evening (6:00PM – 10:00PM) or late evening hours (10:00PM – 2:00AM). The average event length for this type of entertainment will likely be 2-3 hours long during any of the above mentioned time blocks.

Karaoke / DJs: These events would include individual disc jockeys or Karaoke machines to entertain guest with pre-recorded music. Most events of this type will be held in the prime evening (6:00PM – 10:00PM) or late evening hours (10:00PM – 2:00AM).

Speakers / Educators / Trainers: These events would include individuals with specific experience, training skills or motivational skills. Events targeted to businesses would likely be positioned during the day (11:00AM – 4:00PM). Events for adults and families would be positioned during the prime evening (6:00PM – 10:00PM) or weekend matinee hours (11:00AM – 6:00PM). The average event length for this type of entertainment will likely be 1-2 hours long during any of the above mentioned time blocks.

Children Entertainers / Characters: These events would include individuals in costumes or children specific entertainers. Events would include "character" meals or themed children's movies with "character" entertainment as part of the fare. Events targeted to families with young children would likely be positioned during the day (11:00AM – 6:00PM).

Amateur Artist / Open-Mic Events / Talent Shows: These events would allow patrons to attend and provide entertainment for the audience. Events for families would likely be positioned during the day (11:00AM – 4:00PM) or early evening hours (4:00PM – 6:00PM). Events for adults would be positioned during the prime evening (6:00PM – 10:00PM) or late evening hours (10:00PM – 2:00AM). The average event length for this type of entertainment will likely be 1-3 hours long during any of the above mentioned time blocks.

The New Dining Area will serve as a restaurant and lounge for Arlington Cinema N Draffhouse customers. The hours of operation will initially be 5PM to 10:30PM Sunday thru Thursday and 5PM to 1:30AM Friday, Saturday and Holidays – however these hours are subject to change as we ultimately plan to open for lunch during the week and Sunday brunch.

Having successfully managed many live entertainment events in the Theater, we plan to offer live entertainment in the New Dining Area that caters to smaller audiences and more local entertainment. We have found that there is a wealth of talent in the Arlington area, but not every entertainer can fill a larger theater like the Draffhouse. The New Dining Area can be a great gathering spot for local comedy events, children entertainers, acoustical guitar acts, jazz, singer/songwriters, open-mic events and karaoke.

The New Dining Area is located between Matuba and the Draffhouse Theater lobby with a legal property separation and physical separation from Matuba. These would be the only neighbors

located next to the New Dining Area. Matuba is actually a separate building so the separation between the two restaurants is extra thick and sound proof. The connection to the Theater lobby does not provide a problem as that is the natural entry point for the New Dining Area which is owned and operated by the Theater.

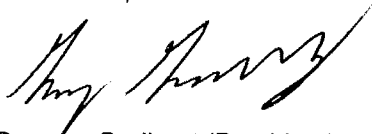
As for parking for these events, we will handle parking in much the same way as we have handled event parking over the last 20 years. The occupancy load will not be changing for the physical space and the use of the New Dining Area will be the same as the previous restaurant's use, so dedicated parking is already accounted for. Also, considering that many of the customers in the New Dining Area will be already attending Theater customers, we expect this to minimize additional parking issues.

We are aware that there may be concerns about some of the above mentioned live-entertainment events and the behavior of those who may attend those events. Specifically, there are concerns about the level of drinking that can occur at these events and the level to which this disturbs or endangers the surrounding neighborhood. We will continue, as we have in the past, to make the greatest effort to help our patrons make the right choices for themselves. We also stress that the nature and size of the proposed live entertainment events do not tend to lead to the destructive behavior one might associate with more high-energy live band concerts or clubs.

It is important to note that it is not our intention to turn the New Dining Area into a "nightclub" as its primary purpose is to be a supporting restaurant and lounge for the Theater. It is also important to note that the dining area does not have the capacity to host any large-scale high-energy events that often lead to problems. Our primary focus will be on high quality dining and a safe and entertaining social environment.

We are excited and hope to have the opportunity to serve the local Arlington community with a even more diverse catalog of local live entertainment.

Thank You,

A handwritten signature in black ink, appearing to read "Gregory Godbout", written in a cursive style.

Gregory Godbout (President)
Arlington Cinema, Inc

SCALE 1"=20'

PARCEL #1 - CHARLES B. MUNSON
SUBDIVISION



4.5 FT DEAD
END ALLEY

EXISTING
FIRESCAPE

EXISTING 1 STORY BUILDING

LOCATION OF NEW
KITCHEN EXHAUST

190.89'

ONE STORY AREA

3 STORY SECTION

PROJECTION
ROOM

AUDITORIUM

PROPERTY LINE

1 STORY

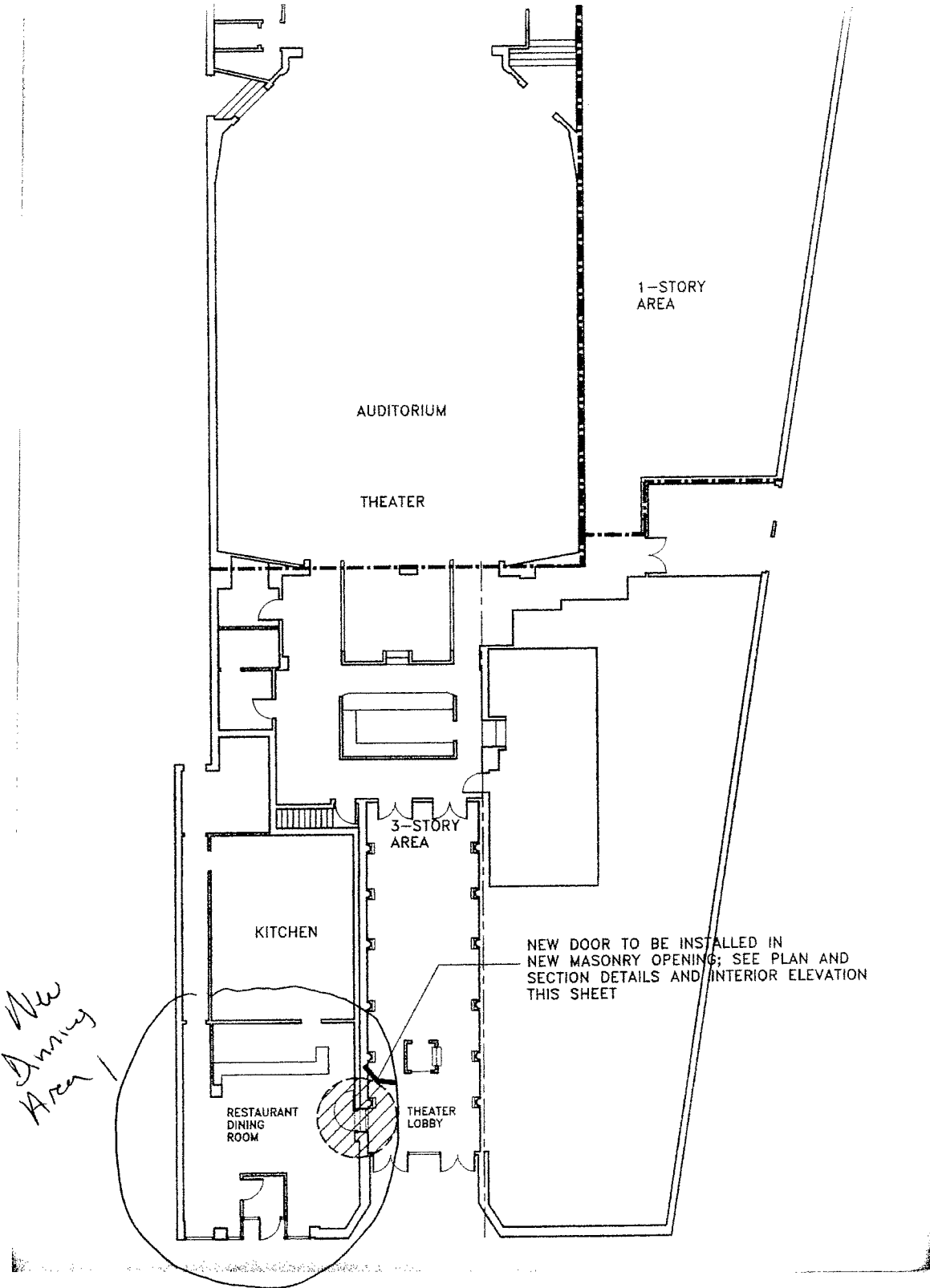
79.95'

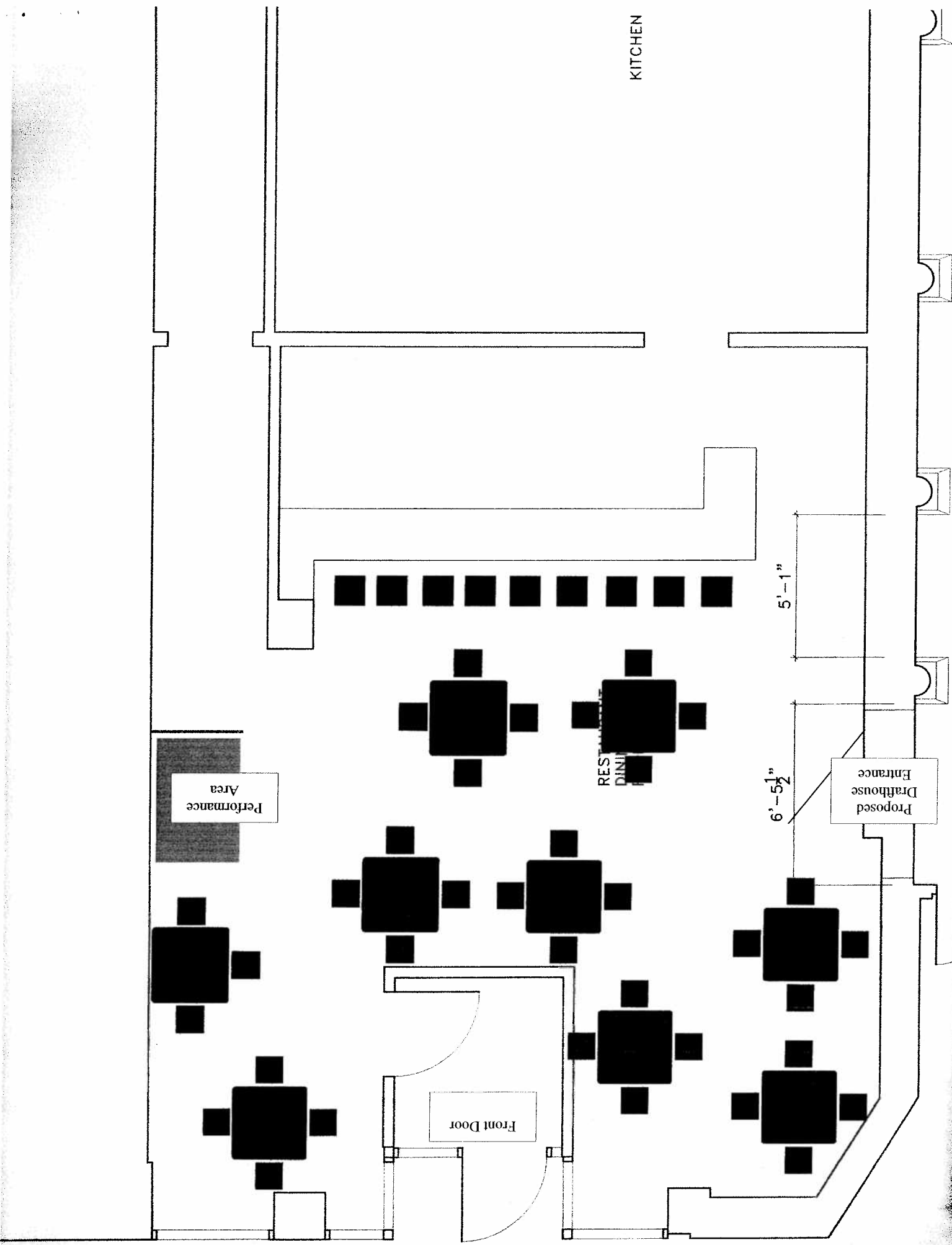
COLUMBIA PIKE

193.04'

WALTER REED

108.68'





KITCHEN

Performance Area

REST
DINI

Front Door

Proposed
Draft House
Entrance

5'-1"

6'-5 1/2"