



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 1024 and 1026 King Street

TAX MAP REFERENCE: 074.01-05-18 **ZONE:** KR

APPLICANT

Name: King Street Italian, LLC

Address: 220 N Abingdon Street, Arlington VA, 22203

PROPERTY OWNER

Name: Does Your Dog Bite, LLC

Address: 1321 Duke St, Alexandria, VA, 22314

SITE USE: Restaurant

Business Name: **Current:** Hank's Oyster Bar **Proposed (if changing):** Thompson Italian

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar
Print Name of Applicant or Agent
2200 Clarendon Blvd, Suite 1300
Mailing/Street Address
Arlington, VA 22201
City and State Zip Code

MCPuskar
Signature
703-528-4700 703-525-3197
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address
June 8, 2022
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Does Your Dog Bite, LLC
1321 Duke Street
Alexandria, VA, 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314


Re: Authorization to File Application for an Administrative Special Use Permit for a
Change of Ownership and Minor Amendment
1024 & 1026 King Street, Tax Map ID 074.01-05-18 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced property, Does Your Dog Bite, LLC hereby consents to the filing of an application on the property by King Street Italian, LLC, for an Administrative Special Use Permit for a Change of Ownership on the Property and any related requests.

Very truly yours,

Does Your Dog Bite, LLC

By: 

Its: Member

Date: 6/2/22

King Street Italian, LLC
220 N Abingdon Street
Arlington VA, 222035066

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for an Administrative Special Use Permit for a
Change of Ownership and Minor Amendment
1024 & 1026 King Street, Tax Map ID 074.01-05-18 (the "Property")

Dear Mr. Moritz:

King Street Italian, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an Administrative Special Use Permit for a Change of Ownership on the Property and any related requests.

Very truly yours,

King Street Italian, LLC

By:  Cass Thompson

Its: Dwner

Date: 6/2/2022

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # SUP#2012-0027

Date approved: 06 / 16 / 2012
month day year

Name of applicant on most recent special use permit Hank's Oyster Bar Old Town, LLC

Use Restaurant

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

The operation of the restaurant will remain consistent with the special use permit approval dated June 16, 2012, with the exception of the requested elimination of condition #12.

The Applicant requests an amendment to the conditions to eliminate Condition #12 since the October 17, 2020 Zoning Ordinance amendment to Section 11-514 revised the special use permit standards for restaurants to state that "on and off premises alcohol sales, consistent with a valid ABC license are permitted." Accordingly, the Applicant intends to sell alcohol on and off premises consistent with a valid ABC license. As such, Condition #12 is no longer accurate or necessary and the Applicant requests that it be deleted.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

No changes to the approved operation or conditions are proposed, except for the removal of Condition #12, as stated above.

(This area contains horizontal lines for additional text or conditions.)

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. 03 / 31 / 2022
month day year

5. Describe any proposed changes to the conditions of the special use permit:

The Applicant requests Condition #12 be deleted, as stated above.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
<u>25 max. on-site during peak hours</u>	<u>20 max. on-site during peak hours (40-45 total)</u>

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

Minor interior renovations are proposed to the lower level kitchen, main level service area, and other finishes as shown in the enclosed plans. Minor exterior changes are proposed to the doors, light fixtures, and signage. These changes have been reviewed by historic preservation staff.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No

If yes, describe proposed changes:

The Applicant will sell alcohol for on- and off-premises consumption in compliance with a valid ABC license. As such, the Applicant requests the deletion of Condition #12, as stated above.

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? _____ Yes No
If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current: Proposed:

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current: Proposed:

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

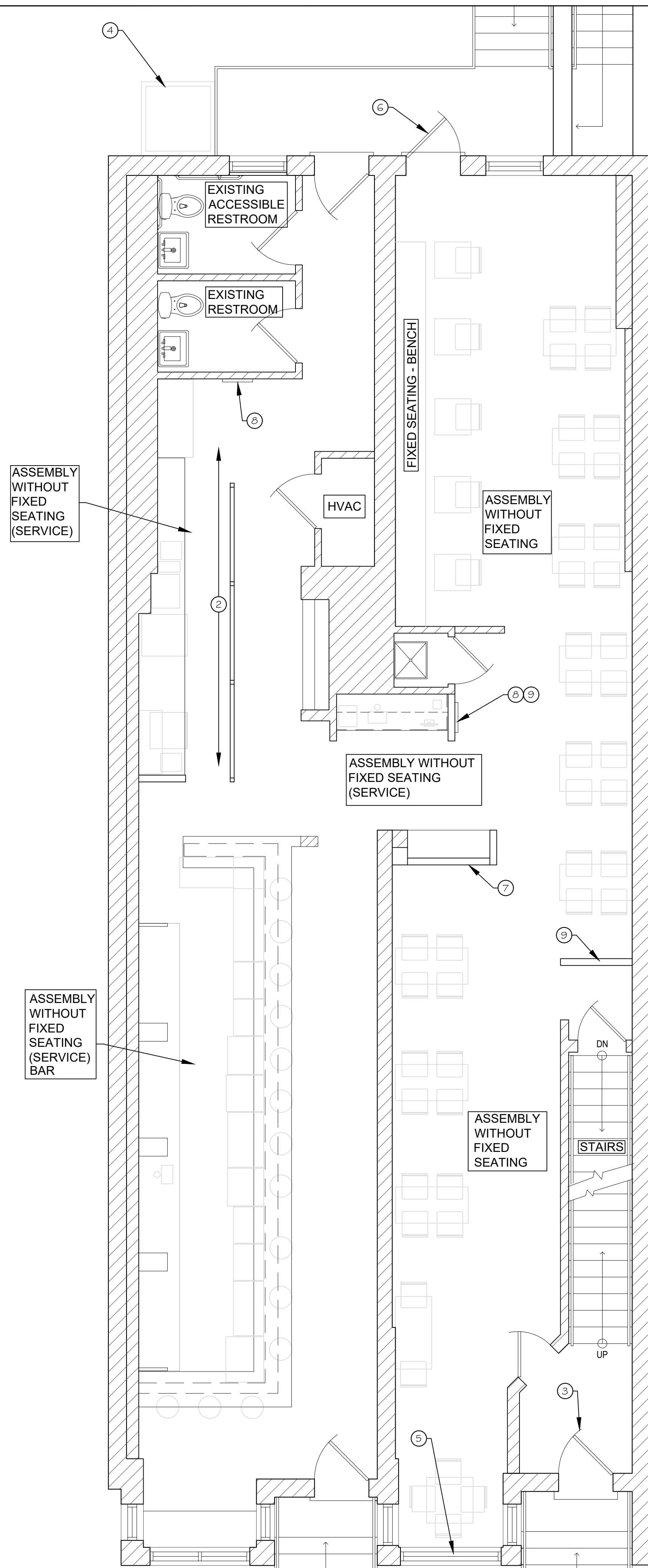
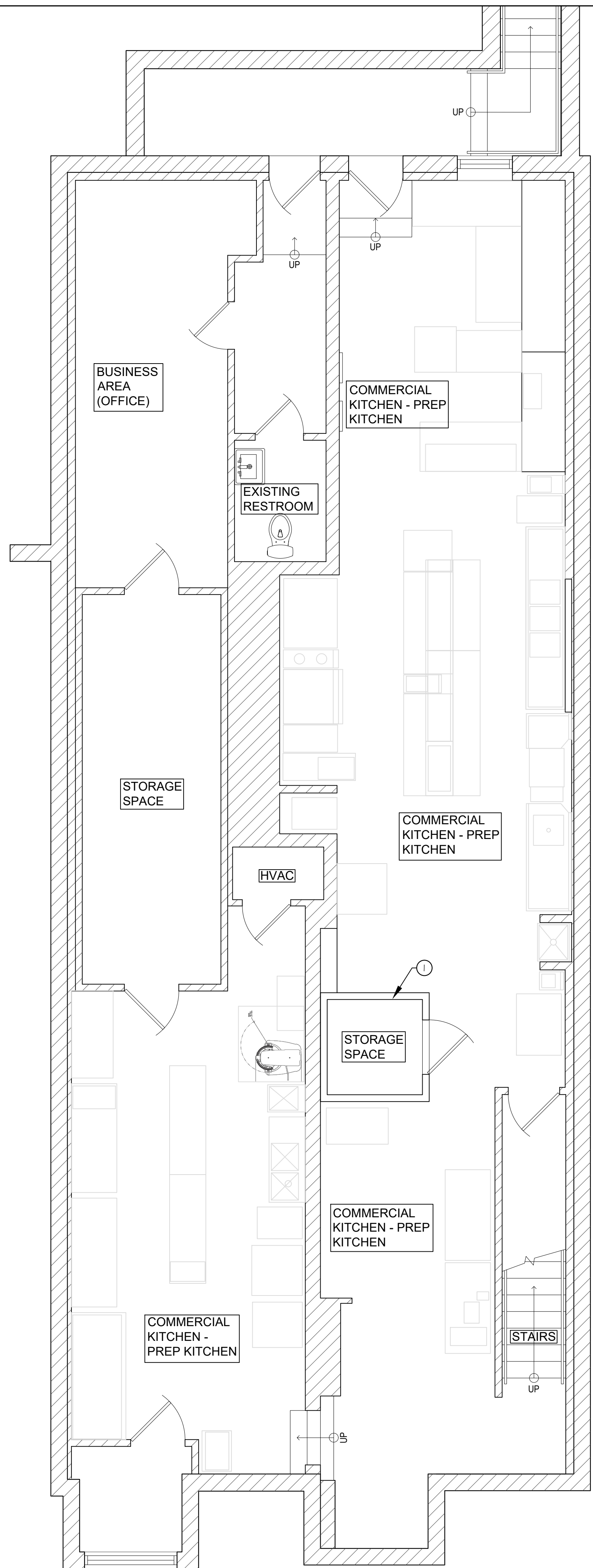
16. The applicant is the (check one) Current business owner Prospective business owner
 other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

King Street Italian, LLC is wholly owned by Gabe Thompson and Katherine Thompson (220 N Abingdon Street, Arlington VA, 22203).



OCCUPANCY LOADS - GROUP A

1ST FLOORS:

OCCUPANCY LOAD - RESTAURANT: 102 MAXIMUM LOAD

- ASSEMBLY WITHOUT FIXED SEATS
- ASSEMBLY WITHOUT FIXED SEATS - STANDING (SERVICE);
- FIXED SEATING - BENCH:

15'SF NET/OCCUPANT = 46.5
 5'SF NET/OCCUPANT = 41.4
 18" LENGTH/OCCUPANT = 14.1

BASEMENTS

OCCUPANCY LOAD OFFICE/KITCHEN/STORAGE: 10 MAXIMUM LOAD

- BUSINESS AREA (OFFICE):
- COMMERCIAL KITCHEN - PREP KITCHEN:
- STORAGE SPACE:

100'SF GROSS/OCCUPANT = 2.5
 200'SF GROSS/OCCUPANT = 6.7
 300'SF GROSS/OCCUPANT = 1

NOTE: MAXIMUM OCCUPANCY SIGNS MUST BE POSTED ON 1ST FLOORS NEAR MAIN ENTRANCE/EXIT IN CONSPICUOUS LOCATIONS AND SHALL BE A OF A PERMANENT, APPROVED AND LEGIBLE DESIGN INSTALLED AND MAINTAINED BY OWNER.

DESCRIPTION OF THE INTERIOR/EXTERIOR CHANGES

LOWER LEVEL

① NEW WALK IN REFRIGERATOR

1ST FLOORS

② REMOVAL OF RAW BAR TO CREATE A SERVICE AREA

③ NEW WOOD DOOR TO BE REPLACED WITH EXACT SAME ONE

④ RESTORE WORKING WHEELCHAIR LIFT

⑤ REPLACEMENT IF EXISTING GLAZING WITH TEMPERED GLASS

⑥ REPLACEMENT OF SWING OF DOOR

⑦ NEW BUILT OUT CARRYOUT SHELVES

⑧ RELOCATED ELECTRICAL PANEL

⑨ NEW PARTITION WALL

NOTES

- NO ACCESS TO PUBLIC AT LOWER LEVEL

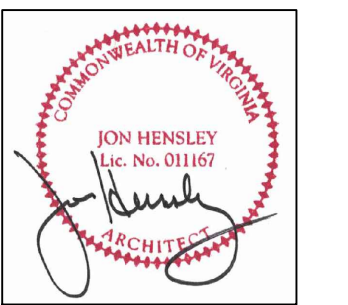
- NO CHANGES TO LAYOUT BUT CHANGES ON WALL FINISHES AT LOWER LEVEL

01 BASEMENT PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

01 BASEMENT PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

JONHENSLEY ARCHITECTS

JON HENSLEY ARCHITECTS, P.L.L.C.
 ARCHITECT
 927 SOUTH WALTER REED DRIVE
 SUITE 3
 ARLINGTON, VA 22204



THOMPSON ITALIAN
 1024 KING STREET
 ALEXANDRIA VA 22314

PROJECT SCOPE AND EQUIPMENT SPECS

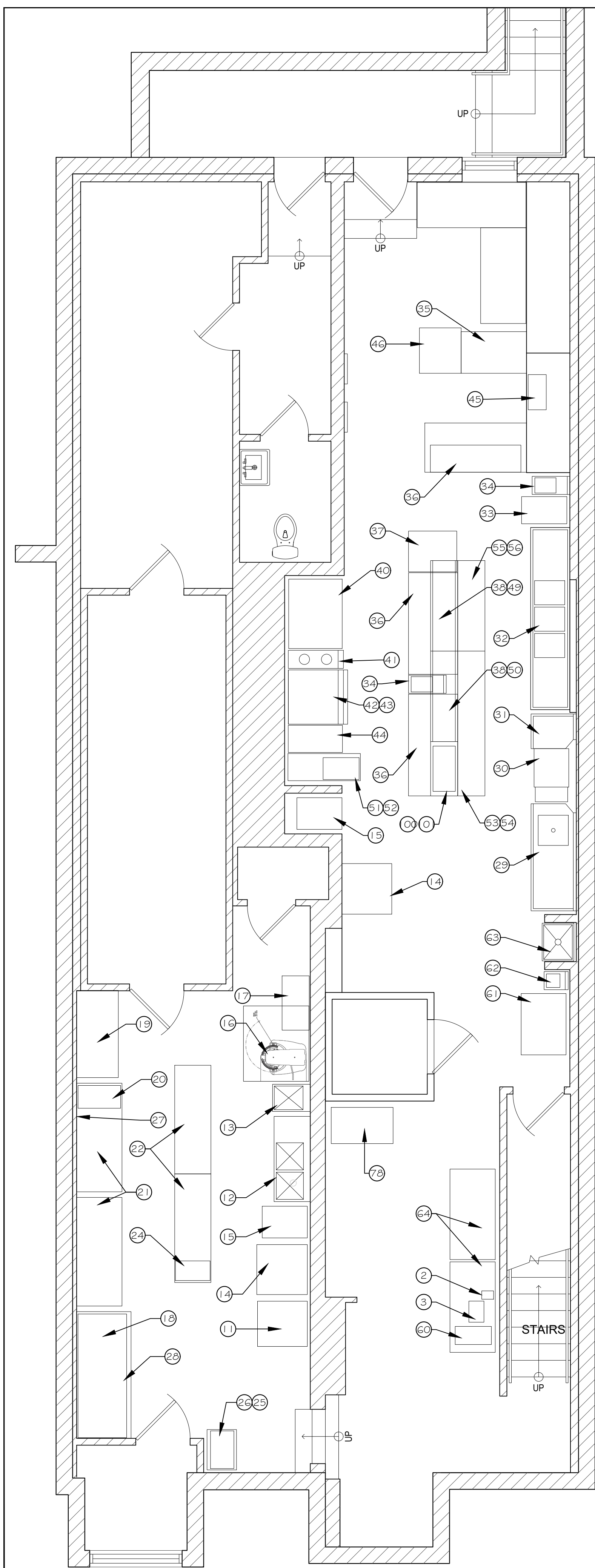
PROJECT NUMBER: 772

ISSUED:

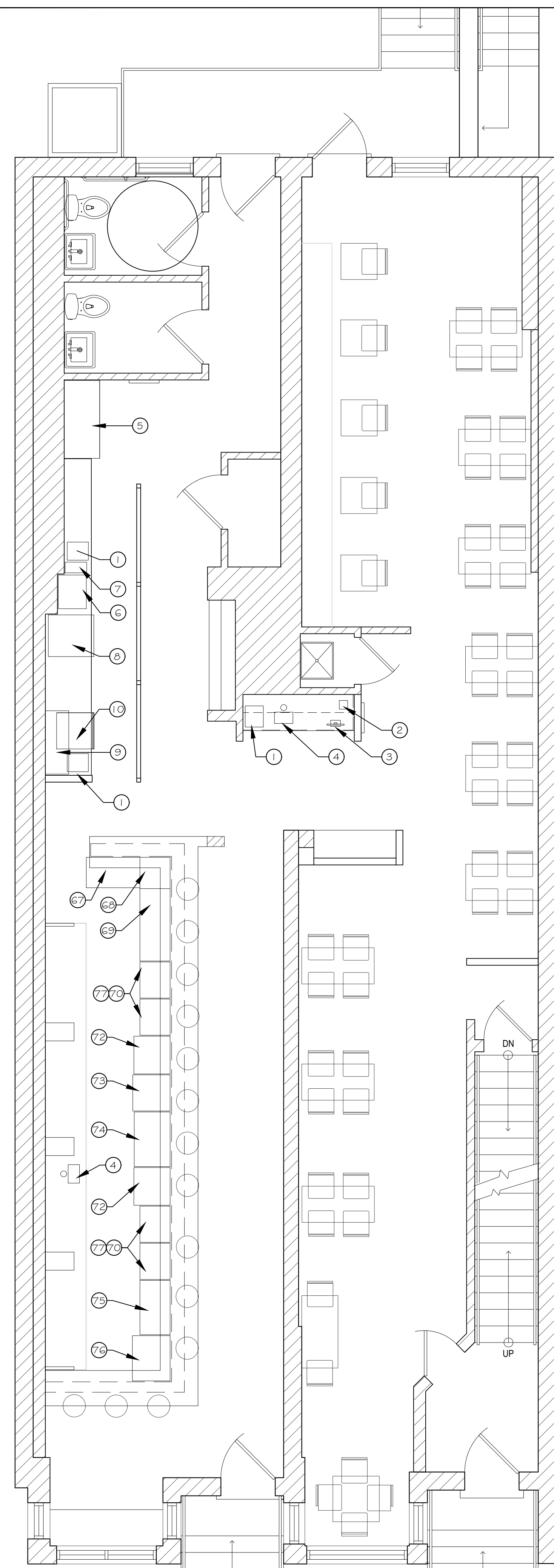
PERMIT SET	05/12/2022
CONTRACTOR SET	06/9/2022

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01 BASEMENT PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"



01 BASEMENT PROPOSED FLOOR PLAN
SCALE: 1/4" = 1' - 0"

EQUIPMENT SCHEDULE

EQUIPMENT NUMBER	Q	EQUIPMENT NAME
1	3	DI-1-25 HAND SINK
2	2	EPSON MT-T20II
3	3	TOAST HARDWARE
4	2	VERO TOWER 70
5	1	WINE COOLER
6	1	ESPRESSO MACHINE
7	1	USHW2 BUNN 2 GALLON HOT WATER TOWER
8	1	UNDER COUNTER REFRIGERATOR
9	1	WALL MOUNTED GLASS RACK SHELF
10	1	UNDER COUNTER GLASS WASHING MACHINE (TBD)
11	1	EXISTING ICE MACHINE
12	1	PREP SINK
13	1	HAND SINK
14	2	COMBI OVEN
15	2	ALTO-SHAAM COOK AND HOLD
16	1	HOBART MIXER
17	1	18 BY 36 POT RACK FOR HOBART MIXER
18	1	SHEETER FOR PASTRY
19	1	BLAST CHILLER
20	1	ICE CREAM SPINNER
21	2	72 BY 30 IN PREP TABLES
22	2	72 BY 24 IN PREP TABLE
23	2	SPEED RACKS
24	1	ASC320_320X_420 SHEETER
25	1	APC7 PASTA CART
26	1	AEX30-8 EXTRUDER
27	1	INDUCTION BURNER
28	1	36 BY 84 OPEN BASE WORK TABLE
29	1	DTS-530-72 6 FOOT SOIL DISH DROP TABLE
30	1	WAREWASHER
31	1	DTC-530-24L
32	1	3 COMPARTMENT SINK FROM PREP ROOM TO BE MOVED AND SET HERE
33	1	SLAG-180-X 18 BY 30 TABLE
34	2	HAND SINK
35	1	VCR2 ADANDE (HIGH CASTER BASE)
36	3	EACH LINE LOWBOYS
37	1	PASTA FREEZER
38	2	CEILING MOUNTED SHELF 18 BY 60 WITH FLAT ENDS FOR A TICKET RAIL
39		NOT USED
40	1	TILT SKILLET
41	1	12 INCH OPEN BURNER
42	1	48 INCH HOT TOP
43	1	HESTAN OVEN BASE

EQUIPMENT NUMBER	Q	EQUIPMENT NAME
44	1	HFR1 I8 FRYER
45	1	MICROWAVE
46	1	PASTRY LOWBOY (UNDERCOUNTER CASTER5)
47		NOT USED
48	1	K55-306 WORK TABLE
49	1	60W BY 15D BY 2.5H HEAT LAMP
50	1	42W BY 15D BY 2.5H HEAT LAMP
51	1	SLAG-184-X 18 BY 48 TABLE
52	2	EACH STEAM TABLE
53	1	TTS188-X HOT LINE PASS
54	1	600D0189G SHELF ABOVE HOT LINE PASS
55	1	TTS185-X COLD LINE PASS
56	1	54A. 600D01860 SHELF ABOVE COLD LINE PASS
57	1	POWER PLUG REQUIREMENTS
58	1	POWER PLUG REQUIREMENTS
59	1	POWER PLUG REQUIREMENTS
60	1	COFFEETEAE BREWER
61	1	EXISTING CHEST FREEZER (ITS IN THE PREP KITCHEN NOW)
62	1	HAND SINK 7-P5-23
63	1	EXISTING MOP SINK
64	2	EACH 30 BY 60 K55-305
65	1	EACH 30 BY 60 K55-305
66	1	EACH 30 BY 60 K55-305
67	1	refrigerator IMDERV25II
68	1	CUSTOM STAINLESS STEEL FILLER SHELF
69	1	bar sink PRB_19-42-C
70	4	PRI-19-24-XD
71		NOT USED
72	2	PRCR-19-24
73	1	glass washer GUXSPECSHEET
74	1	IMD-ERV3GIIID
75	1	PRB-19-32R
76	1	PLD-2530
77	4	SKR-2
78	1	EXISTING TOP DOOR REFRIGERATOR
100	1	36" MOUNTED SHELF
101	1	30" HEAT LAP

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927 SOUTH WALTER REED DRIVE SUITE 3 ARLINGTON, VA 22204



THOMPSON ITALIAN
1024 KING STREET ALEXANDRIA VA 22314

EQUIPMENT SCHEDULE

PROJECT NUMBER: 772

ISSUED:

PERMIT SET	05/12/2022
CONTRACTOR SET	06/9/2022

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