



# APPLICATION SPECIAL USE PERMIT

**ADMINISTRATIVE CHANGE OF OWNERSHIP  
OR MINOR AMENDMENT**

**Change of Ownership**       **Minor Amendment**

*[must use black ink or type]*

**PROPERTY LOCATION:** 212 Queen Street Alexandria, VA 22314

**TAX MAP REFERENCE:** 065.03-09-03      **ZONE:** CD

**APPLICANT**

Name: BY COMPANY LLC

Address: 212 Queen Street Alexandria, VA 22314

**PROPERTY OWNER**

Name: YB SERVICE LLC

Address: 212 Queen Street Alexandria, VA 22314

**SITE USE:** Restaurant

**Business Name:**      **Current:** Momo Sushi & Cafe      **Proposed (if changing):** Momo Sushi

**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.

Byung Nam Lee (Manager of BY Company LLC)  
Print Name of Applicant or Agent  
212 Queen Street  
Mailing/Street Address  
Alexandria, VA 22314  
City and State                          Zip Code

Signature  
571-276-6331  
Telephone #                          Fax #  
momosushi2024@gmail.com  
Email address  
3/4/2024  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

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

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#2009-00018

Date approved: 06 / 13 / 2009  
month day year

Name of applicant on most recent special use permit Yeon Sin Son

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 business is a full service restaurant t/a "Momo Sushi" which is primarily serving Japanese sushi and other items such as salad, a variety of appetizers and noodles. The business is also serving alcoholic beverages (Beer and Wine on and off premises).

The dining room and bar of the restaurant consist of approximately 22 seats and it also offers a carry-out for all its food items.

The restaurant currently has 14-16 full and par-time employees. The parking lot is shared with other neighboring premises.

**Special Use Permit # \_\_\_\_\_**

**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)**

There will be no changes to the existing/prior business. It will continue to serve the same menu as well.

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Special Use Permit # \_\_\_\_\_

4. **Is the use currently open for business?**  Yes  No  
If the use is closed, provide the date closed. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
month day year

5. **Describe any proposed changes to the conditions of the special use permit:**  
No proposed changes  
\_\_\_\_\_  
\_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_

9. **Are you proposing changes in the sales or service of alcoholic beverages?** \_\_\_\_\_ Yes  No  
If yes, describe proposed changes:  
\_\_\_\_\_  
\_\_\_\_\_

Special Use Permit # \_\_\_\_\_

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: \_\_\_\_\_

**Special Use Permit # \_\_\_\_\_**

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:**

BY Company LLC:

Byung Nam Lee (50%)

Ye Won Choi (50%)

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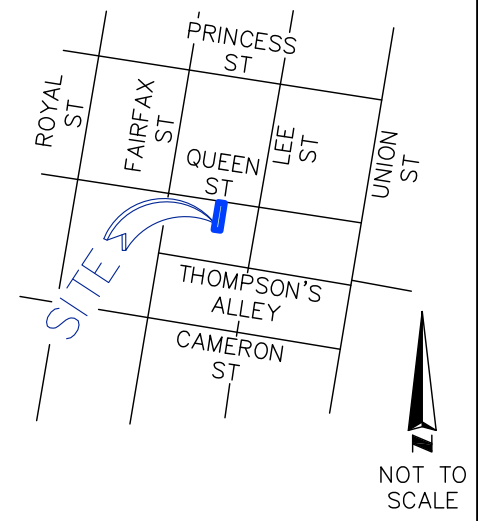
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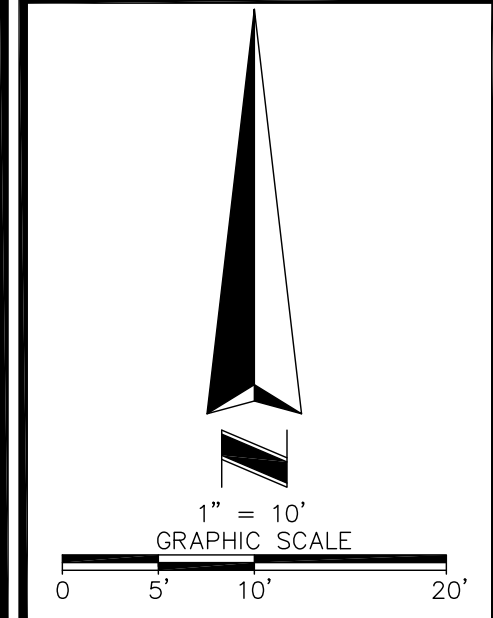
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**6Diie VICINITY MAP**



**6Diic NORTH ARROW & SCALE**



**5Ciii OBSERVED POTENTIAL ENCROACHMENTS**

- Ⓜ THE BUILDING EXTENDS OVER THE PARCEL LINE AS SHOWN.
- Ⓜ THE AWNING EXTENDS OVER THE PARCEL LINE AS SHOWN.
- Ⓜ THE FENCE EXTENDS OVER THE PARCEL LINE AS SHOWN.

**3 FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515519 (MAP NO. 5155190041E), WHICH BEARS AN EFFECTIVE DATE OF 06/16/2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**6Diid LEGEND AND ABBREVIATIONS**

	CONCRETE SURFACE		CONCRETE CURB & GUTTER
	WATER METER		EDGE OF AWNING
	GAS VALVE		PLANTER
	SIGN		BRICK WALL
	ELECTRIC METER		BUILDING HEIGHT LOCATION
	AIR CONDITIONER		STAIRS
	PLANTS		PLASTIC
			RECORD DESCRIPTION
			CALCULATED DATA

	HANDRAIL
	WOOD FENCE
	OVERHEAD UTILITY LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	RECOVERED MONUMENT AS NOTED
	SET MONUMENT AS NOTED

**6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES**

NONE PROVIDED TO THIS SURVEYOR.

**5Ei "SCHEDULE B - SECTION 2" ITEMS**

- 11 ALL MATTERS AS SHOWN AND/OR NOTED ON PLAT OF SURVEY RECORDED IN DEED BOOK 851 AT PAGES 135-136. (AFFECTS, NO EASEMENTS TO PLOT)
- 12 ALL MATTERS AS SHOWN AND/OR NOTED ON THE IMPROVEMENT SURVEY "LOT 503 AWS SUBDIVISION, CITY OF ALEXANDRIA, VIRGINIA DATED MARCH 28, 2008 PREPARED BY B.W. SMITH AND ASSOCIATES, INC., INCLUDING BUT NOT LIMITED TO: STOOP & WINDOW ENCROACH UPON QUEEN STREET; FENCE LINES DO NOT COINCIDE WITH TITLE LINES. (AFFECTS, AS SHOWN BUT NOT NOTED)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	TABLE "A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT
3	TABLE "A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION
4	TABLE "A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY OWNER
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diie	VICINITY MAP
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES
6	TABLE "A" ZONING INFORMATION	6Diik	TYPE OF SURVEY
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Biv	BEARING BASIS	7a	TABLE "A" BUILDING AREA
		7c	TABLE "A" BUILDING HEIGHT
8	TABLE "A" SUBSTANTIAL FEATURES OBSERVED	10	TABLE "A" DIVISION/PARTY WALLS
9	TABLE "A" PARKING SPACES	11	TABLE "A" UTILITY INFORMATION
13	TABLE "A" ADJOINING OWNERS	14	TABLE "A" INTERSECTING STREET
16	TABLE "A" EARTH MOVING NOTE	17	TABLE "A" RIGHT OF WAY CHANGES
18	TABLE "A" OFFSITE EASEMENTS OR SERVICUES		



**LOT 503**  
AWS SUBDIVISION  
DEED BOOK 851,  
PAGE 133  
HAN W. SON ET UX  
APN:065.03-09-03  
DOCUMENT NO. 080017341

**CRILLEY WAREHOUSE LP**  
APN:065.03-09-08  
DOCUMENT NO. 100023610  
LOT 601-603  
SUBDIVISION OF THE PROPERTY  
OF C-D FOUR NO. 2  
DEED BOOK 874, PAGE 526

▲	SET MAG NAIL WITH WASHER "ASM" (OFFSET 5.00')
▲	FOUND MAG NAIL (NO WASHER) (OFFSET 2.00' IN CENTERLINE OF ALLEY)

LINE #	DIRECTION	LENGTH
L1	S81°10'00"E(C)	15.24'(R)
L2	S08°50'00"W(R)	65.00'(R)
L3	N81°10'00"W(R)	16.00'(R)
L4	N09°30'00"E(R)	65.00'(R)

DOCUMENT NO. 080017341
DEED BOOK 851, PAGE 133
DOCUMENT NO. 210019626
DOCUMENT NO. 100023610
DEED BOOK 874, PAGE 526

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.					
<b>10 DIVISION / PARTY WALLS</b>					
NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.					

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	MH	DRAWING SCALE	1" = 10'
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-

**6Bxii TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 23-218VACS, HAVING AN EFFECTIVE DATE OF NOVEMBER 30, 2023.

SHEET 1 OF 1

**6Bi TITLE DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALEXANDRIA, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:  
LOT NUMBERED 503 OF AWS SUBDIVISION AS SHOWN ON PLAT RECORDED WITH DEED OF DEDICATION RECORDED IN DEED BOOK 851 AT PAGE 133 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.  
THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

**6 ZONING INFORMATION**

ITEM	REQUIRED	OBSERVED	ZONING REQUIREMENTS NOT AVAILABLE AT TIME OF SURVEY.
PERMITTED USE	-	-	-
MINIMUM LOT AREA (SQ.FT.)	-	1,015±	-
MINIMUM FRONTAGE	-	15.24'	-
MINIMUM LOT WIDTH	-	15.24'	-
MAX BUILDING COVERAGE	-	60%	-
MAX BUILDING HEIGHT	-	28.3'	-
MINIMUM SETBACKS	-	-	-
FRONT	-	-	-
SIDE	-	-	-
REAR	-	-	-

NOTES:  
PARKING REQUIREMENTS:

**6Diig SURVEYOR'S NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF VIRGINIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
- THE LAND BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY AND FROM THE COMPILATION OF DEEDS, PLATS, SURVEYS BY OTHERS, OR A COMBINATION THEREOF.
- THE REAR CORNERS WERE INACCESSIBLE AT THE TIME OF SURVEY.

**4 LAND AREA**

1,015± SQUARE FEET 0.023± ACRES

**6Biv BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SUBJECT PARCEL, WHICH BEARS S81°10'00"E, PER DEED BOOK 851, PAGE 133.

**5F CEMETERY NOTE**

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

**9 PARKING SPACES**

REGULAR=0 HANDICAP=0 TOTAL=0

**5Biii ACCESS TO PROPERTY**

THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO QUEEN STREET AND AN ALLEY, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS.

**16 EARTH MOVING NOTE**

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**6Bvii CONTIGUITY STATEMENT**

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

**7 SURVEYOR'S CERTIFICATE**

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/16/2024. DATE OF PLAT OR MAP: 01/18/2024.

PROFESSIONAL LAND SURVEYOR NO. STATE OF VIRGINIA PROJECT NO. 2320152-48821

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 221 CIRCLE DRIVE, MAILLAND, FL 32751

PHONE: (407) 426-7979 FAX: (407) 426-9741 INFO@ASMCORPORATE.COM

THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

DATE: \_\_\_\_\_

ALTA/NSPS LAND TITLE SURVEY 212 QUEEN STREET ALEXANDRIA, VIRGINIA ALEXANDRIA COUNTY

**ASMA** AMERICAN SURVEYING & MAPPING, INC. NATIONAL DUE DILIGENCE SERVICES 221 CIRCLE DRIVE, MAILLAND, FL 32751 PHONE: (407) 426-7979