



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:** Thompson Italian **Proposed (if changing):**

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.

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

Signature
703-528-4700 703-525-3197
Telephone # Fax #
Riley@thelandlawyers.com
Email address
April 19, 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#2023-00009

Date approved: 03 / 16 / 2023
month day year

Name of applicant on most recent special use permit King Street Italian, 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.)

Restaurant serving Italian cuisine. Approximately 20 employees may be on-site during peak hours. No on-site parking is provided or required pursuant to Section 8-300(B) of the Zoning Ordinance. The restaurant may serve approximately 200 patrons a day. There are no proposed changes to the nature of the operation.

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 changes to the conditions are proposed.

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

If yes, list the current hours and proposed hours:

Current Hours:
7:00 a.m. to 1:00 a.m daily

Proposed Hours:
7:00 a.m. to 1:00 a.m daily

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:
20

Proposed Number of Employees:
20

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 third level to accommodate the additional seating.

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

If yes, describe proposed changes:

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: 89 Proposed: 151 (incl. 62 new table seats)

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: 4,318 SF Proposed: 6,477 SF (+2,159 SF)

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).

(Letterhead)

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

(Letterhead)

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.

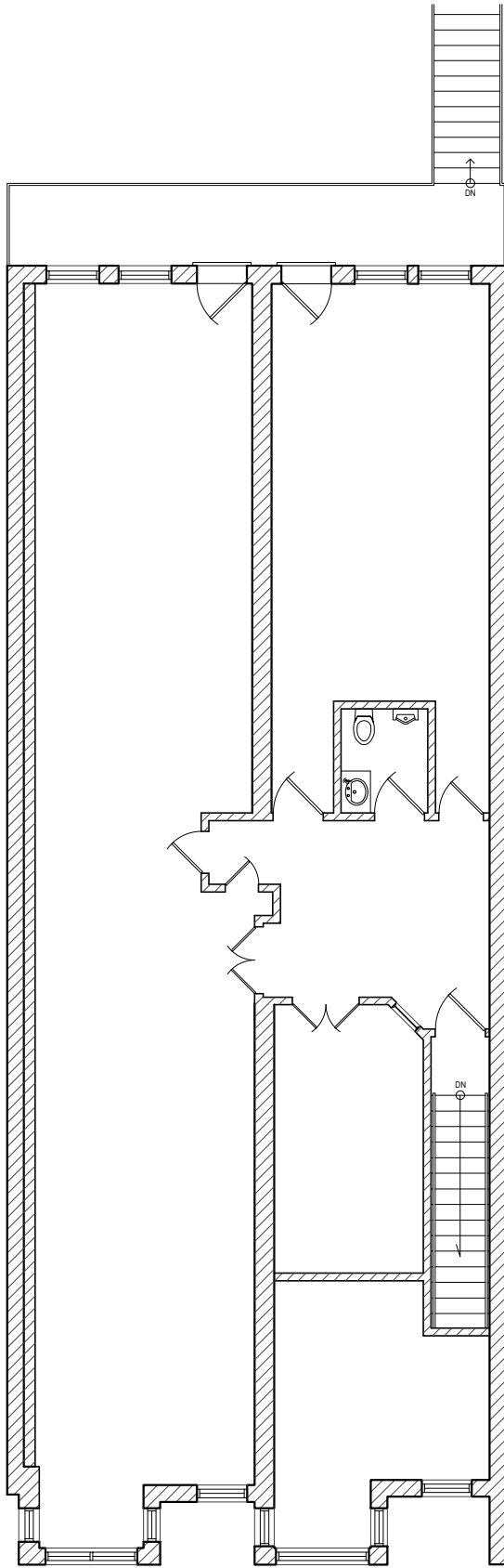
Very truly yours,

King Street Italian, LLC

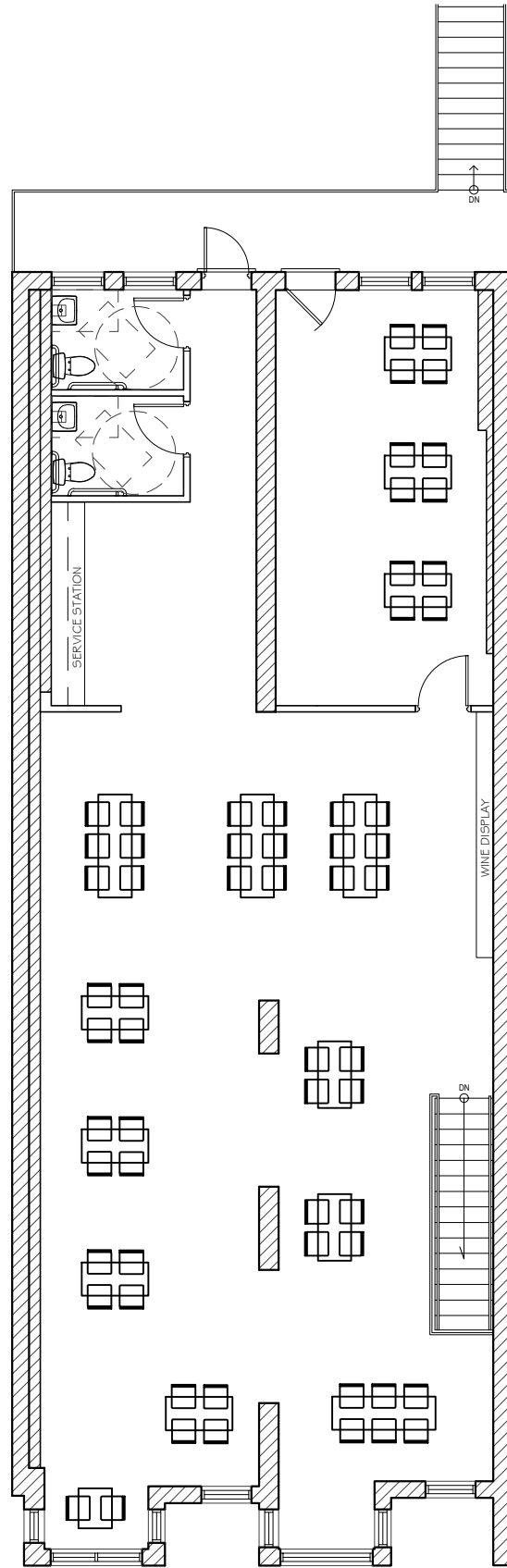
By:  Cass Thompson

Its: Dwner

Date: 6/2/2022



EXISTING PLAN



PROPOSED PLAN

1024 KING STREET (THOMPSON ITALIAN) - THIRD FLOOR

SCALE: 3/32" = 1'-0"

JON HENSLEY ARCHITECTS

MARCH 6TH 2024