



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: \_\_\_\_\_

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: \_\_\_\_\_

APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PROPERTY OWNER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

SITE USE: \_\_\_\_\_

**Business Name:**      **Current:**      **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.

\_\_\_\_\_  
Print Name of Applicant or Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
Telephone #      Fax #

\_\_\_\_\_  
City and State      Zip Code

\_\_\_\_\_  
Email address

\_\_\_\_\_  
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 # \_\_\_\_\_

Date approved: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
    month         day                 year

Name of applicant on most recent special use permit \_\_\_\_\_

Use \_\_\_\_\_

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.)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

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)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

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:

---

---

---

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:

---

---

---

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:

---

---

---

---

---

---

---

---

---

---



**Department of Planning & Zoning**  
Administrative Special Use Permit New Use  
Outdoor Dining Supplemental

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

Describe the outdoor dining arrangement. What type of food service establishment is this associated with?

**HOURS**

What are the proposed hours for the outdoor dining?

**LOCATION ON PRIVATE PROPERTY**

**Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.**

Will the outdoor dining be located only on private property? What is the square footage of the outdoor dining area?

The outdoor dining area is located entirely on private property. The outdoor dining area is approximately 1,355 sf.

Submit a drawing indicating the layout for tables, seats, planters, wait stations and barriers.

**NUMBER OF SEATS**

**Only 20 seats may be located at outdoor tables in front of the restaurant.**

How many seats will be included in the outdoor seating?

**ALCOHOL SERVICE**

**Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.**

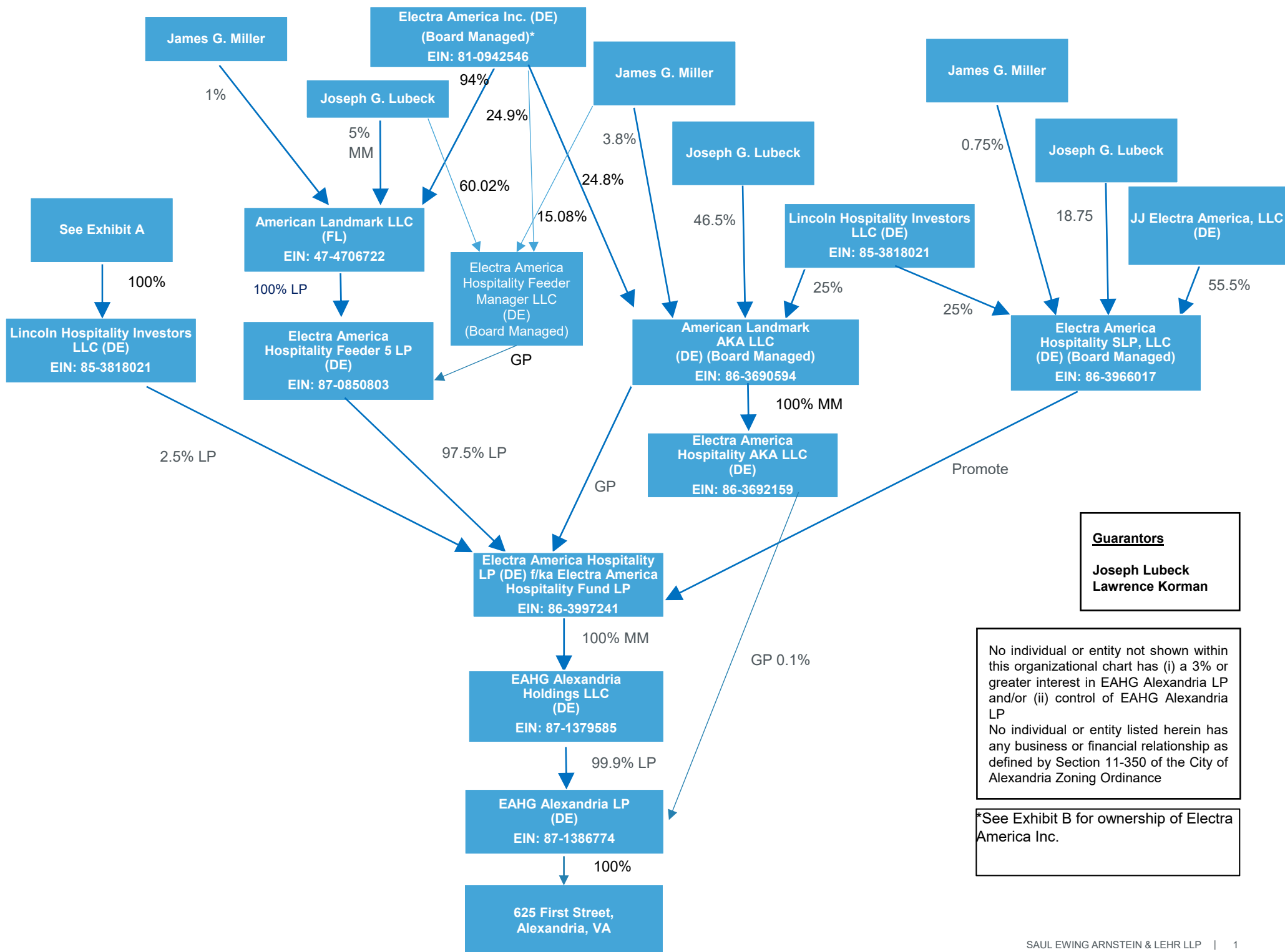
Is on-premise alcohol service proposed?

**OUTDOOR DINING PLAN**

**Please submit a detailed plan with your application**

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.





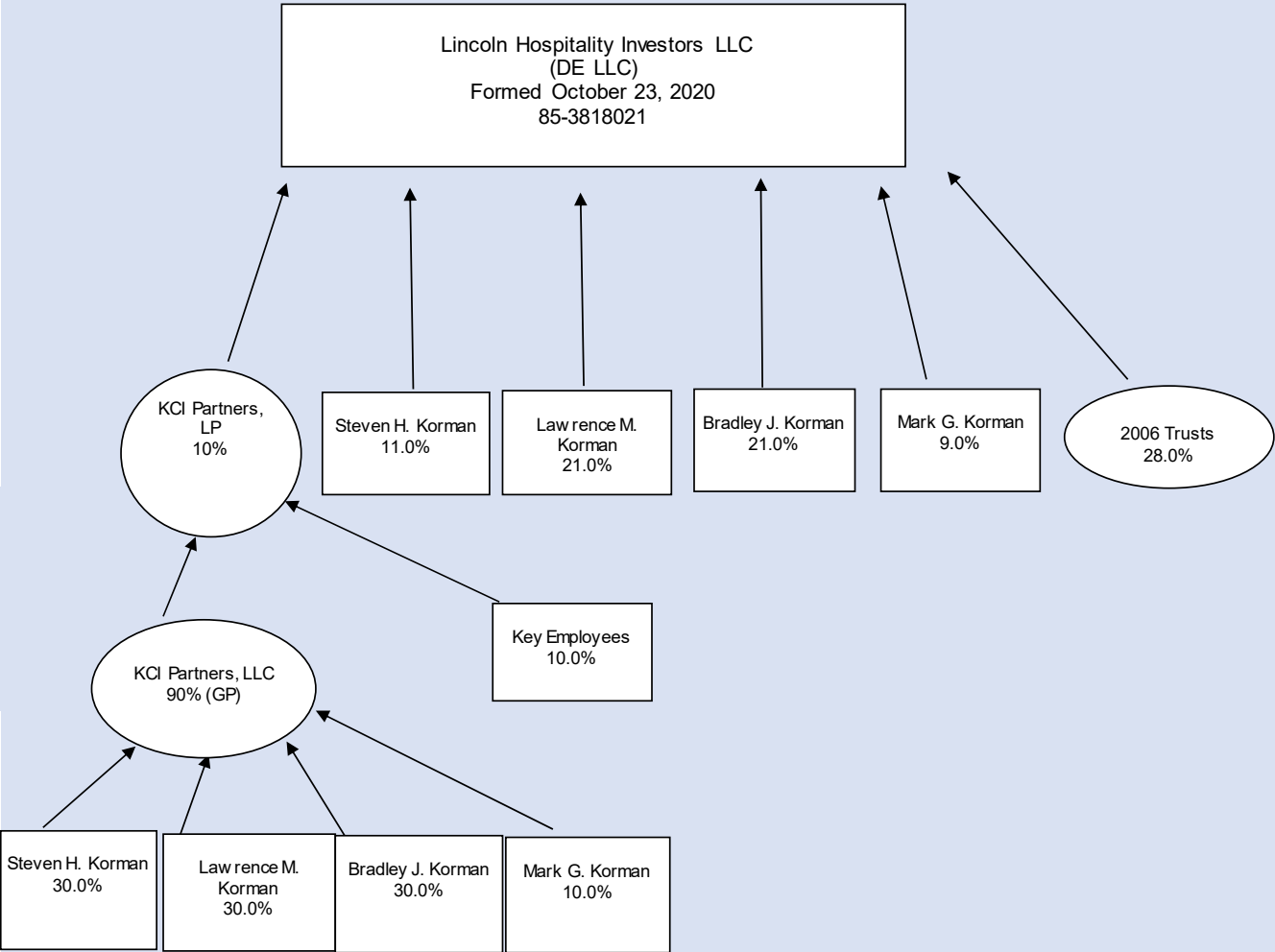
**Guarantors**  
Joseph Lubeck  
Lawrence Korman

No individual or entity not shown within this organizational chart has (i) a 3% or greater interest in EAHG Alexandria LP and/or (ii) control of EAHG Alexandria LP  
No individual or entity listed herein has any business or financial relationship as defined by Section 11-350 of the City of Alexandria Zoning Ordinance

\*See Exhibit B for ownership of Electra America Inc.

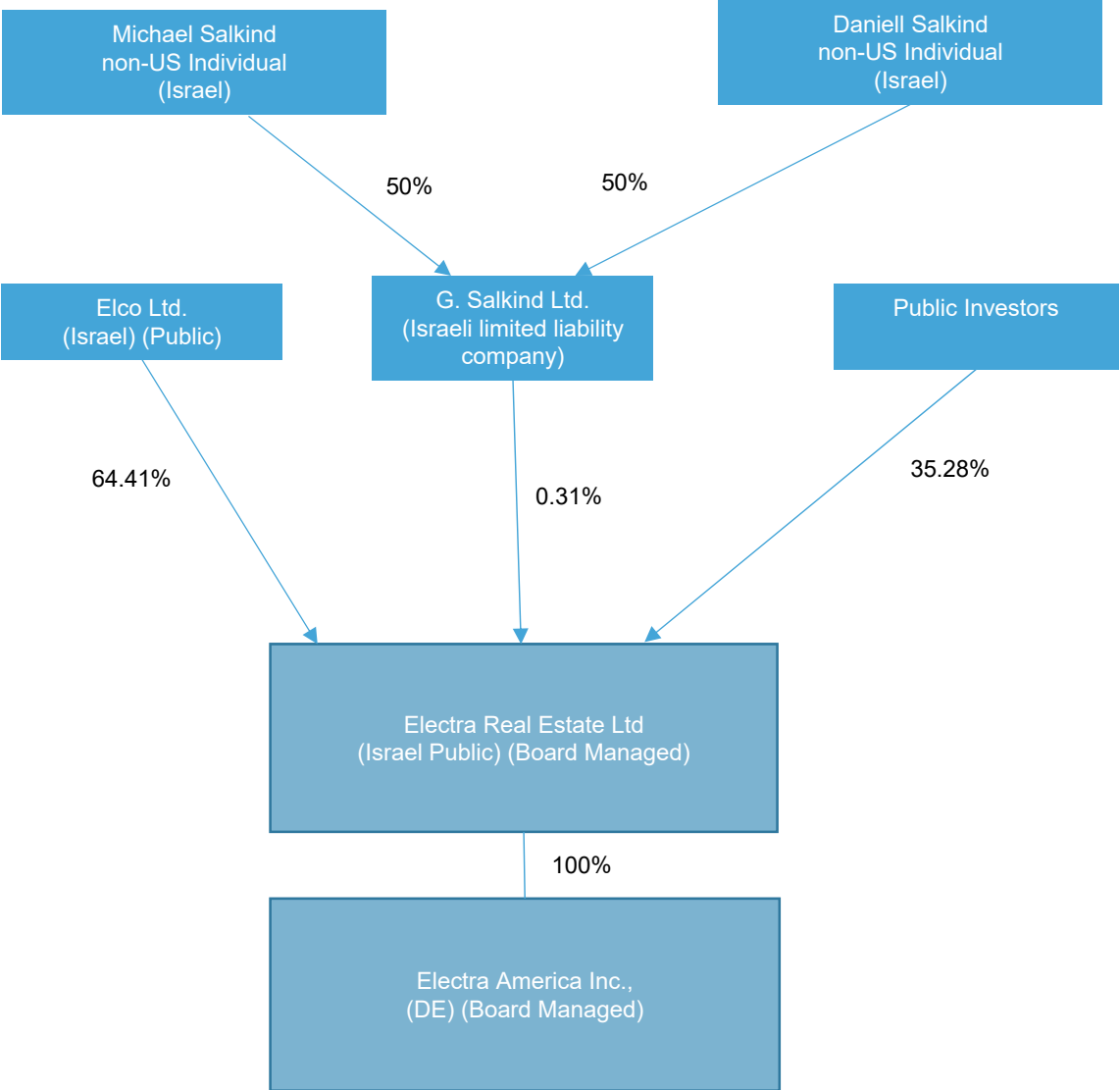
# EXHIBIT A

## Lincoln Hospitality Investors LLC



Trust FBO 2006 Alec Jacob Korman	4%
Trust FBO 2006 Nicole Taylor Korman	4%
Trust FBO 2006 Max David Korman	4%
Trust FBO 2006 Samuel Harrison Korman	4%
Trust FBO 2006 Olivia Juliet Korman	4%
Trust FBO 2006 Jackson Benjamin Korman	4%
Trust FBO 2006 Cameron Jo Korman	2%
Trust FBO 2006 Quin Jefferson Korman	2%

Exhibit B



## EXHIBIT C

As of the closing date, the following individuals are members of the Board of American Landmark AKA LLC: (i) Joseph Lubeck, (ii) Amir Yaniv, (iii) Gil Rushinek, (iv) Larry Korman and (v) Brad Korman.

As of the closing date, the following individuals are members of the Board of Electra America Inc.: (i) Gil Rushinek, (ii) Nicholas Jeremy Thomas and (iii) Steven Ettinger.

As of the closing date, the following individuals are members of the Board of Electra Real Estate Ltd.: (i) Daniel Haim Salkind, (ii) Michael Joseph Salkind, (iii) Abraham Avishai Israeli, (iv) Iris Shapira Yalon, (v) Isaac Zinger and (vi) Eitan Machover.

As of the closing date, Lincoln Hospitality Investors LLC is managed by its members.