



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type] 113, 115 and 117 King Street, Alexandria, Virginia 22314

PROPERTY LOCATION: _____

TAX MAP REFERENCE: 75.01 03 04, 05 & 06 **ZONE:** KR

APPLICANT Noe Landini, Landini Brothers Restaurant

Name: _____

Address: 115 King Street, Alexandria, Virginia 22314

PROPERTY OWNER Lotto Virginia 1, LLC (as to 113 & 115 King - see attached as to 117)

Name: _____

Address: c/o Trimark Corp, 6231 Leesburg Pike, Ste 100, Falls Church, Va 22044

SITE USE: _____

Business Name: **Current:** Landini Brothers Restaurant **Proposed (if changing):** NA

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.

Duncan W. Blair, Attorney-Agent

Print Name of Applicant or Agent
524 King Street

Signature
703 836 1000 703 549 3335

Mailing/Street Address
Alexandria, Virginia 22314

Telephone # Fax #
dblair@landcarroll.com

City and State Zip Code

Email address
12 15 22

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
ACTION - CITY COUNCIL: _____

Landini Brothers Restaurant

Administrative SUP Application – Minor Amendment

Additional Property Owner:

117 King Street LLC

115 King Street

Alexandria, Virginia 22314

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 # 2009-0020

Date approved: 6 / 13 / 2009
month day year

Noe Landini, Landini Brothers Restaurant

Name of applicant on most recent special use permit _____

Full Service Restaurant

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.)

Landini Brothers Restaurant has operated a full service restaurant on the 100 Block

_____ of King Street since at least 1976. The restaurant current occupies all of 115 and 117 King Street
_____ and the upper two stories of 113 King. The restaurant use is governed by Special Use Permit
_____ 2009-0020.

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)

Landini Brothers Restaurant is requesting approval to expand the restaurant into the

the first floor of 113 King Street. The space will be renovated to be consistent with the character of the the other existing restaurant spaces in 113, 115 and 117 King Street. The new dining area will have fifty-eight seats and will operate in compliance with the conditions of SUP#2009-0020.

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 SUP#2009-0020 are requested.

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:
80 full and part time employees.	88 full and part time 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.

The renovations will add fifty-eight new seats and service and support area as shown
_____ on the floor plans submitted with this application.

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?

Landini Brothers Parking has a Voluntary arrangement for 20 parking spaces for employees.

11. Is off-street parking provided for your customers? _____ Yes No

If yes, how many spaces, and where are they located?

As required by SUP#2009-0020, Conditon 22 Landini Brothers restaurant has arrangements with area garages to discount parking for customers by \$1.00. Additionally, the restaurant had operated

a valet parking operation by a special use permit. The valet parking program ceased to operate when the 100 block of King Street was closed to vehicular traffic.

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:

467 per SUP#2009-0020

Proposed:

525

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:

113, 115 & 117 18, 283 GBA

Proposed:

20,550 GBA expansion of 2,267 GBS 113 King.

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.

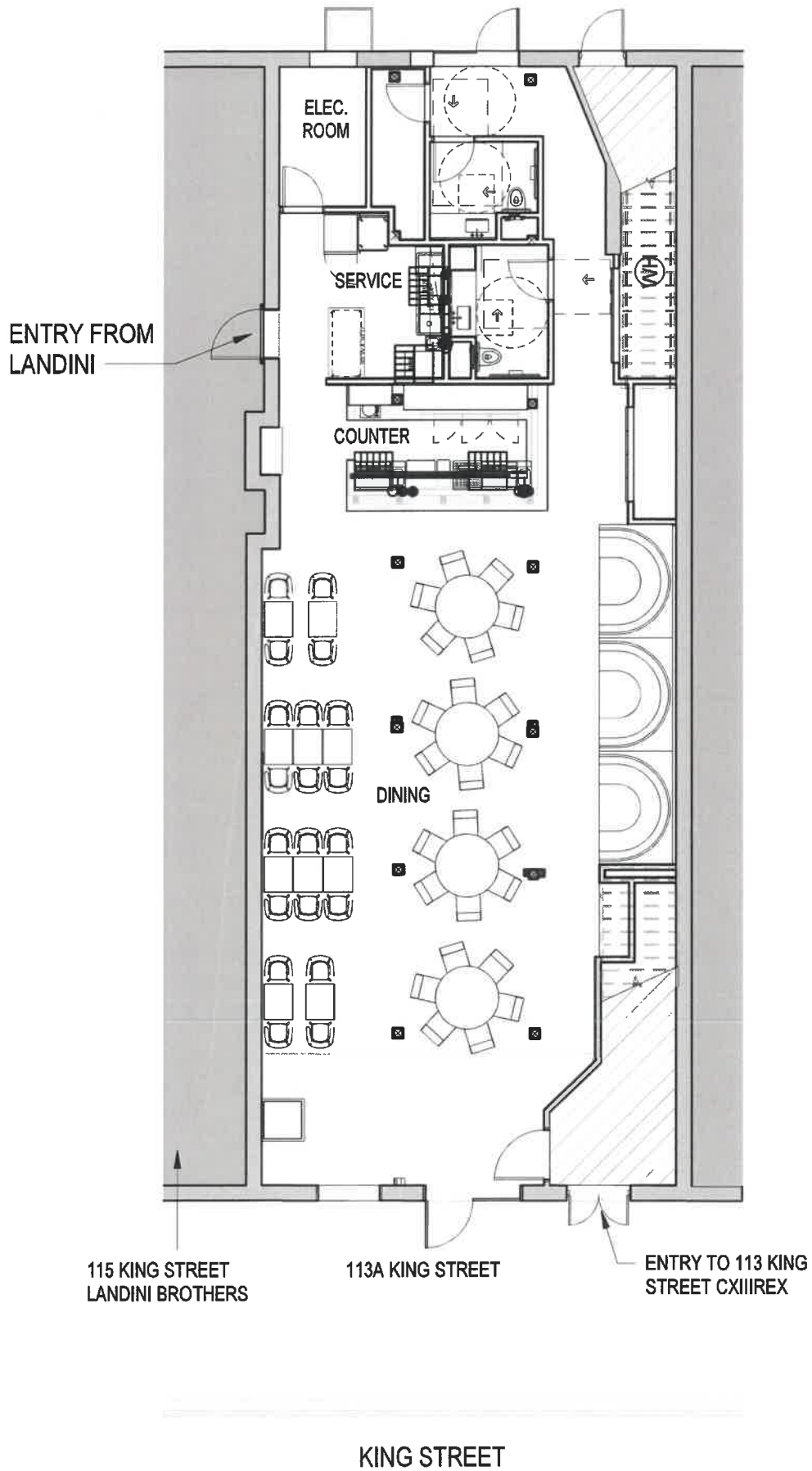
For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

The Landini Brothers Restaurant owners are Noe Landini (50%) and Franco Landini (50%).

The owners addresses are both 115 King Street, Alexandria, Virginia 22314.

FAYETTE ALLEY



115 KING STREET
LANDINI BROTHERS

113A KING STREET

ENTRY TO 113 KING
STREET CXIIIREX

KING STREET