

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:
The applicant is requesting a change to SUP Condition 33 to increase the number of outdoors seats from Eight (8) by Thirty-two (32) outdoors for a total number of 40 as permitted by 11-513 (M) of the Alexandria Zoning Ordinance. it is anticipated as part of the review process that certain condition in the existing SUP will be amended or modified to reflect the City's current restaurant special use permit policies.

6. Are the hours of operation proposed to change? Yes No
If yes, list the current hours and proposed hours:

Current Hours:
7 a.m. to 5 pm Sunday-Wednesday
7 a.m. to 11 p.m. Wednesday -Saturday

Proposed Hours:
Hours consistent the current SUP policies and the Mt. Vernon Ave. Urban Overlay zone 11:00 p.m. hours for outdoors dining.

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:
55 full and part time working on shifts.

Proposed Number of Employees:
63 full and part time employees working on shifts.

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 interior of the restoration is being renovated and updated equipment is being added. New seating 28 and small bar 20 are being added. All interior seating will comply with the State Building Code. An exterior dining area will be erected on the north side of the building as show on the attached plans.

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

It is anticipated that Condition 40 will be revised to be consistent with the City's current SUP policies. a small twenty (20) seat bar as shown on the attached plans will be added to the interior.

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
The applicant is in compliance with SUP conditions 31 and 37 pertaining to employee parking.

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?
The Zoning Code required parking is provided on the surface parking lot on the north side of the

building. The number of spaces is being revised to reflect the current parking requirements for the

restaurant.

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:
Eight (8) outdoors seats.	Forty (40) outdoors seats
_____ Thirty-three (33)	_____ Eighty-one (81) seats * the number of
_____	_____ new seats will comply with the Statewide
_____	_____ building code.

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.
Interior and exterior changes to the building are shown on the attached plans.

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:
5,348 sq. ft. of Floor Area	5, 517 sq . ft. of floor area - increase of 740 sq. Ft.
_____	_____
_____	_____
_____	_____

15. The applicant is the (check one) Property owner Lessee
The Applicant is the business owner.
 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:

Noe Landini (115 King Street, Alexandria, Virginia) owns 100% of the business.

Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

- 1) The applicant is not requesting a change in the conditions of the special use permit;
- 2) there have been no substantiated violations of the special use permit conditions;
- 3) there are no changes proposed or anticipated in the operation of the use involved;
- 4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
- 5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will to continue to comply with the special use permit conditions.

Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

- 1) Hours of operation;
- 2) number of seats;
- 3) number of employees; visitors of customers; or
- 4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

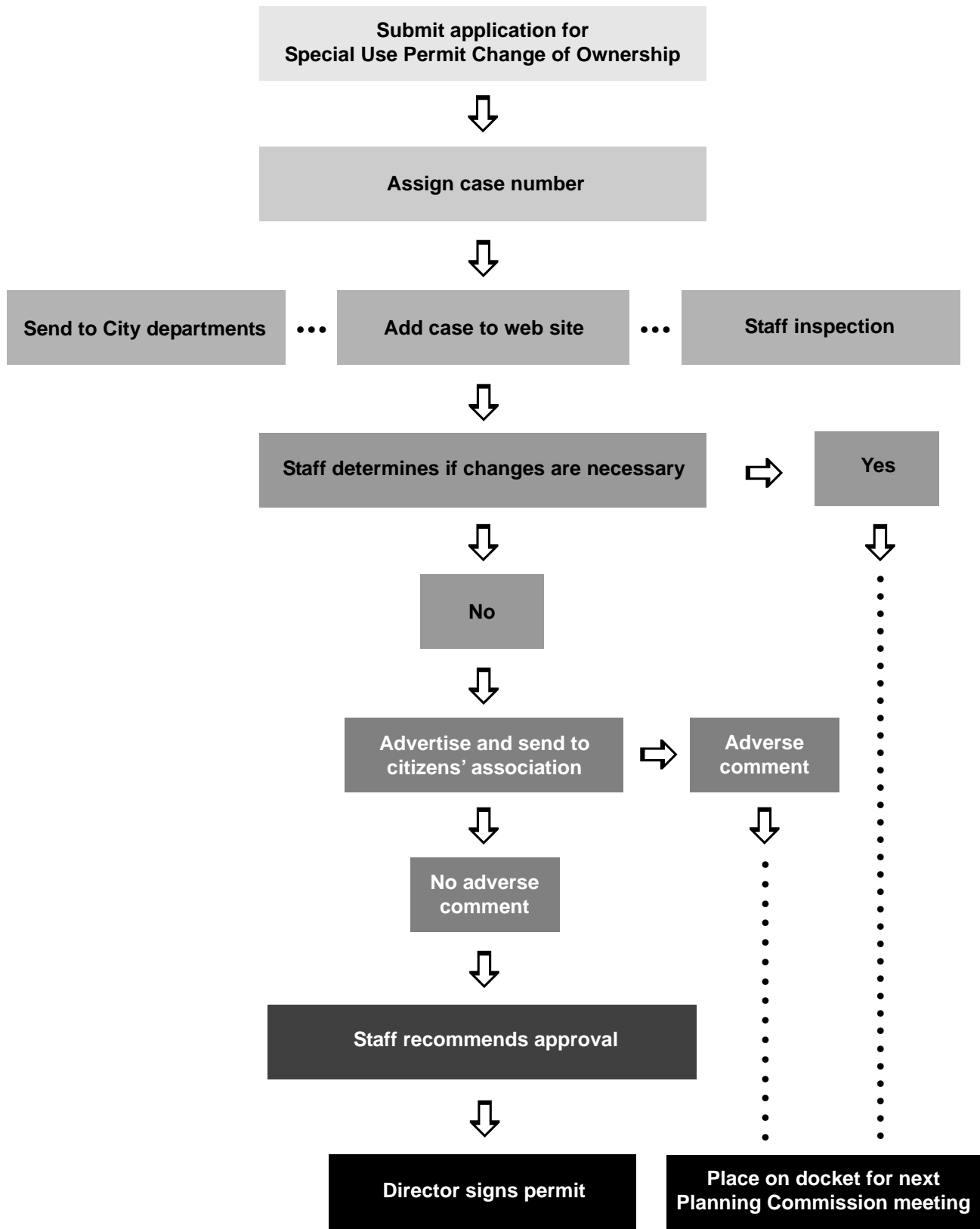
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

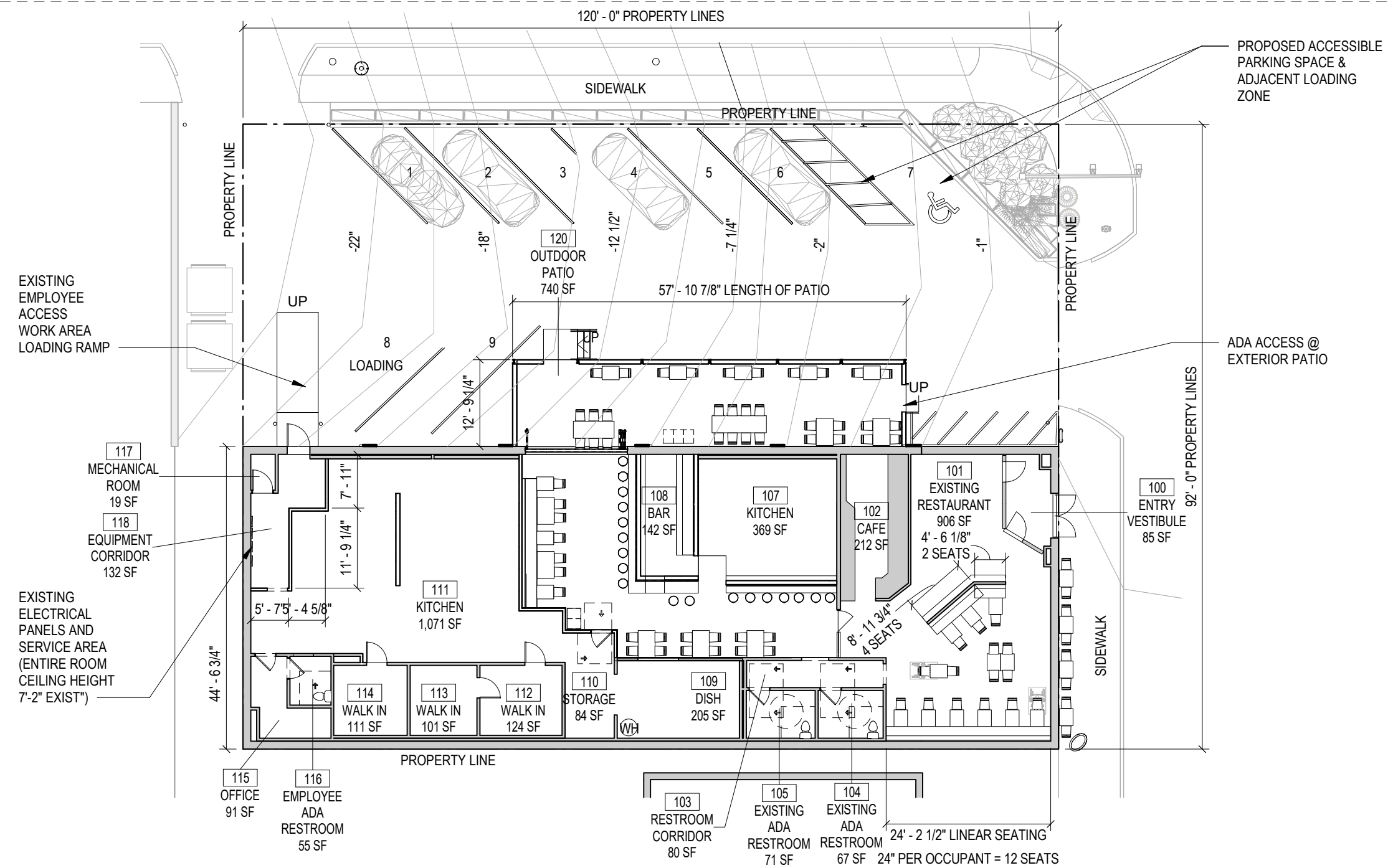
PROCESS FLOW CHART: Change of Ownership SUP





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NOT FOR CONSTRUCTION



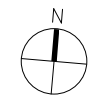
**PARKING COUNTS PER ALEXANDRIA ZONING
 ARTICLE VIII SECTION 8-100-17**

WITHIN THE ENHANCED TRANSIT AREA:
 (a) i. 1.0 SPACE PER 1,000 SF OF [INTERIOR] FLOOR AREA [4,777 SF: BUILDING FAR INCLUDING EXCEPTIONS]
 (c) FOR OUTDOOR DINING AREAS, THE FIRST 20 OUTDOOR SEATS SHALL BE EXEMPT FROM THE PARKING REQUIREMENT. THE AREA OCCUPIED BY EACH SEAT OVER 20 SHALL BE CALCULATED AS 15 SF/SEAT. [40 TOTAL OUTDOOR SEATS]

(a) 4,777 SF / 1,000 = 4.8	5 PARKING SPACES
(c) 20 PEOPLE x 15 SF/SEAT = 300 SF	1 PARKING SPACE
TOTAL	6 TOTAL SPACES REQUIRED, 9 PROVIDED INCLUDING ADA + LOADING

SEAT COUNTS

INTERIOR:	33 EXISTING CAFE 20 BAR SEATS 28 DINING SEATS
EXTERIOR:	8 EXISTING AT FRONT 32 ENCLOSED PATIO
TOTAL	121 (TOTAL INTERIOR: 81, TOTAL EXTERIOR 40)



SHEET TITLE: FLOOR PLAN - ZONING

PROJECT NO: 2020.72
 ISSUE:

SCALE: 1/16" = 1'-0"
 PROJECT: JUNCTION BAKERY - ALEXANDRIA
 ADDRESS: 1508 MT VERNON AVENUE
 ALEXANDRIA, VA 22301

SUP-1