



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION: ~~910 King Street, Suite 100, Alexandria, VA 22314~~ 910 & 912 King Street

ZONE: KR

TAX MAP REFERENCE: 074.01-06-07

APPLICANT'S INFORMATION:

Applicant: Kingley Cafe, LLC

Business/Trade Name: Kingley Cafe, LLC

Address: ~~910 King Street, Suite 100, Alexandria, VA 22314~~ 910 & 912 King Street

Phone: 703 765-8437

Email: ksdjr@regentcompaly.com

PROPOSED USE:

Animal Care with Overnight Accommodations

Auto Trailer Rental or Sales

Catering Operation

Child and Elder Care Homes

Day Care Center

Health and Athletic Club

Light Assembly, Service, and Craft

Light Auto Repair

Live Theater

Massage Establishment

✓ Outdoor Dining (Other than King Street Outdoor Dining Area)

Outdoor Food and Crafts Market

Outdoor Garden Center

Outdoor Display

Public School Trailers

Valet Parking

Vehicle Parking or Storage for More Than 20 Vehicles

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of (property address), for the purposes of operating a (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Phone:

Address: Email:

Signature: Date:

1. The applicant is the (check one):

Owner

Contract Purchaser Lessee or

Other: of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

Convergent Hospitality Holdings, LLC- 910 King St., Suite 202, Alexandria, VA 22314 - 100% Kingley Café is owned by Convergent Hospitality Holdings, LLC which is solely owned by Kahan S. Dhillon, Jr.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

B. Please give the number of:

0 Parking spaces on-site

0 Parking spaces off-site

If the required parking will be located off-site, where will it be located?

There is no designated off-site parking.

There is ample street parking. There is off-site parking spaces provided immediately adjacent to the building in an Alexandria City owned parking lot.

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

There are 5 parking spaces adjacent to 910 King St to the west in an Alexandria City owned parking lot.

B. Where are off-street loading spaces located?

There are 5 parking spaces adjacent to 910 King St to the west in an Alexandria City owned parking lot.

C. During what hours of the day do you expect loading/unloading operations to occur?

Loading and unloading will occur prior to opening before 6 am on Monday thru Friday and before 8 am on Saturday and Sunday.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Fresh food deliveries multiple times per week. Currently, on more than one delivery per day is planned.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

No.

8. What is the square footage the use will be occupying?

Outdoor seating area approx 457 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative Kingley Cafe LLC

Signature *Kahan S. Dhillon, Jr*

Date 02/17/2026

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



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?

The outdoor dining will be on the west side of 910 King Street located on the Alexandria City parking lanes immediately adjacent to the building

HOURS

What are the proposed hours for the outdoor dining?

Mon-Thursday 6 am to 8 pm
Friday 6 am - 10 pm
Saturday 8 am - 10 pm
Sunday 8 am - 6 pm

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?

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

*the outdoor dining will be located on City of Alexandria property and is approximately 457 sf.
See attached drawings and selections*

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?

12 seats will be included in the outdoor seating area.

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?

No.

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.



Department of Planning & Zoning Administrative Special Use Permit New Use Checklist

Application form

Application fee

Supplemental Worksheet for the following uses:

Catering Operation

Child or Elder Care Home

Day care Center

Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage

Live Theater

Outdoor Dining

Outdoor Display

Outdoor Food and Crafts Market

Outdoor Garden Center

Valet Parking

Interior floor plan

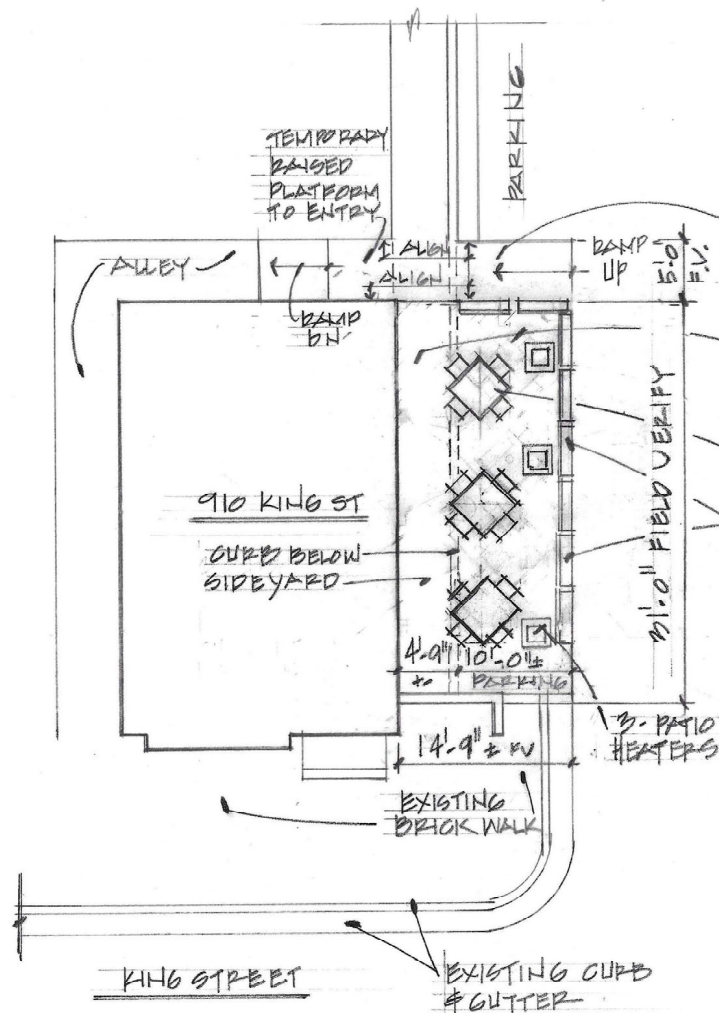
Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable

Outdoor plan for outdoor uses



- TEMPORARY COMPOSITE DECKING RAMPS
- NEW COMPOSITE DECKING ON P.T. SLEEPER TO RAISE PATIO - TEMPORARY CONSTRUCTION.
- 5- PATIO TABLES W/ FOUR CHAIRS
- PORTABLE SCREENS W/ RAISED PLANTER

TWO PROPOSED CANOPY LIGHTING

SCHEME A	SCHEME B
PROVIDE 2- ARCHED PERGOLAS RAISED ON PLINTHS TO 10'-0" WITH ADJUSTABLE COVER W/ MESH FAIRY LIGHTS & LIGHTED TABLE UMBRELLAS	TABLE UMBRELLAS LIGHTED. METAL STAKES AT PERIMETER OF PATIO TO HOLD A CANOPY OF FAIRY LIGHT AT 10'-0" HIGH TO CLEAR UMBRELLAS

PROPOSED PATIO FOR NEW CAFE
 ALL COMPONENTS ARE REMOVABLE 1" = 10'-0"

910 King Street
 Patio
 910 King Street
 Alexandria, VA 22314

SANCHEZ PALMER
 ARCHITECTS, PC
 215 N Payne Street, Suite 301
 Alexandria, Virginia 22314
 703 549 4033

No.: Revision: Date:

SEAL:

Sheet Title:

910 King Street
 Cafe Patio

Graphic Scale:

Drawn By: Checked by:

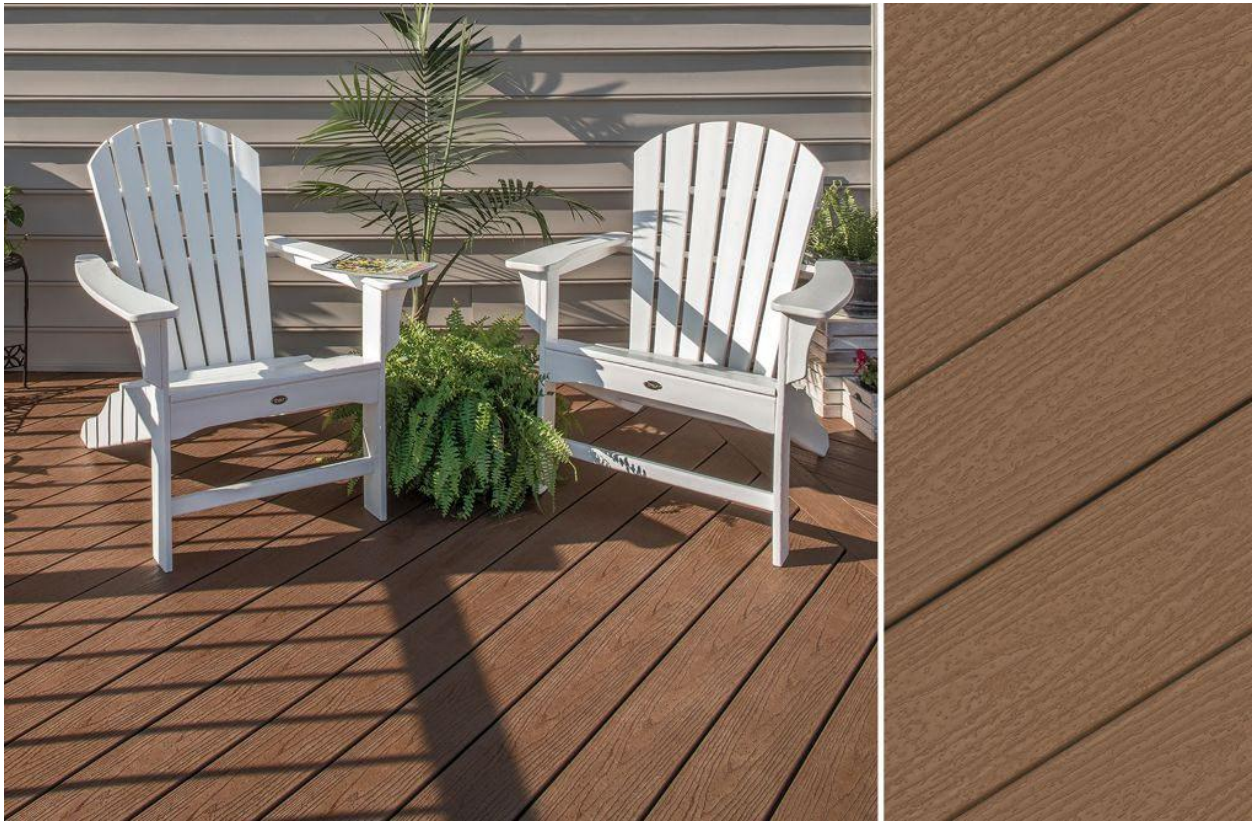
Project No.: Date:
 01/09/2026

SHEET NO.

A 01

Composite Decking Boards: TREX or equal.

Composite Deck Boards will be used for the patio decking, ramp decking, for Rear Entry platform and for the siding on the perimeter planter guardrail.



Casaphoria Metal Raised Garden Bed with Trellis and Wheels, 72"x47"x16" Planter Box for Climbing Plants, Vegetables & Vines, Features Drainage Holes and Privacy Screen (Black-Louvered)



- **Durable Rust Resistant Metal:** Made from high-quality galvanized steel, this planter box resists rust and deformation, ensuring it withstands harsh outdoor elements for years of gardening enjoyment.
- **Space-Efficient Trellis Design:** The integrated trellis allows you to grow climbing flowers and vegetables, maximizing vertical space and adding charm to small gardens.
- **Effective Drainage System:** With a 12-inch deep planting bed and drainage holes, this planter prevents waterlogging, ensuring your plants receive the ideal moisture for healthy growth.
- **Multi Functional Use:** This versatile metal planter can serve as a raised garden bed, an elegant flower stand, or an outdoor privacy screen, enhancing both functionality and aesthetics in your garden.
- **Hassle-Free Assembly:** Easy to put together with pre-drilled holes and instructions, this planter box with wheels is the perfect DIY project for gardening enthusiasts.

Tangkula 5 Pieces Patio Dining Table Set for 4, Rattan Conversation Set with Umbrella Hole, Seat Cushions & Acacia Wood Tabletop, Outdoor Dining Table with 4 Chairs for Backyard, Poolside & Deck (Amazon)



- Luxurious Acacia Wood Top: Elevate your outdoor dining experience with the rattan dining set, featuring a natural and durable acacia wood tabletop. What's more, it can be coated with wood-specific wax oil maintenance, prolonging the service life.
- Considerate Umbrella Hole: Be it sun-soaked brunches or starlit dinners, the outdoor dining table set features a built-in umbrella hole with a diameter of 1.97" for your own parasol, protecting your party from the harsh sunlight and unexpected drizzle.
- PE Rattan & Metal Frame: The anti-fading PE rattan on the outside cleverly hides the sprayed metal tubes to present an elegant appearance. Meanwhile, the dining table is reinforced to support 165 lbs and each chair can withstand a weight of 400 lbs.
- Detachable Seat Cushions: Experience the ultimate in outdoor seating with the cozy seat, made of non-woven fabric and sponge to promise great durability and comfort. Easy to remove and clean, each cushion has a zippered cover for simple washing.
- Perfect for Versatile Use: Thanks to adjustable foot pads and anti-slip foot pads, the patio conversation set can adapt to different floors while maintaining great stability. Moreover, each dining chair has an inclined backrest and armrests, enabling you to better relax in the garden, balcony, poolside, deck, and more.

Technical Details

1. Item dimensions L x W x H	2. 36 x 36 x 29.5 inches
3. Product Care Instructions	4. Wipe with Dry Cloth
5. Assembly Instructions Description	6. Included in the User Guide
7. Material	8. Acacia Wood, PE Rattan, Metal, 180G Non-Woven Fabric, Sponge
9. Manufacturer	10. tangkula
11. Set Name	12. Tangkula 5 Pieces Patio Dining Table Set for 4
13. Item Weight	14. 90.5 pounds
15. Product Dimensions	16. 36 x 36 x 29.5 inches
17. Item model number	18. 71908-WH

Tangkula Outdoor Heater, 40,000 BTU Propane **Patio Heater** with Tempered Glass Tube, Stainless Steel Burner, Wheels and Cover, Patio Heater for Outdoor Use, Porch, Backyard (Black) (Amazon)



- **Powerful and Efficient Heating:** This propane patio heater features a 40,000 BTU heat output, 1 min fast heating and 360° surround heat distribution that covers a 10 ft range, ensuring everyone around the heater stays cozy and warm.
- **High-quality Materials:** Boasting a high-strength tempered glass tube, this outdoor heater allows you to enjoy the mesmerizing dance of the flame. Plus, this outside heater's durability is enhanced with a premium stainless steel burner and comes with a 300D polyester oxford cloth cover for all-round protection.
- **Ultimate Mobility and Stability:** Equipped with 4 universal casters, 2 featuring brakes, this patio heater is incredibly easy to maneuver around your porch, garden or backyard. For additional safety and stability, it includes 4 ground stakes and fixing devices.
- **Enhanced Safety Features:** Safety is paramount, which is why this outdoor gas heater comes with advanced safety features, including tip-over protection triggering over 40° angles and a reliable flame-out protection system.
- **User-Friendly Operation:** Thanks to its simple ignition system, this propane heater is easy to start. Just press the igniter button, hold it down, turn the control knob counterclockwise to the "Low" position for 5-30 seconds and adjust it to your desired temperature setting.

Product Dimensions: 17"D x 17"W x 68"H

Floor Mounted, Heat coverage 10 ft, Weight 77 pounds, Fuel Type Propane.

Scheme A

Arched Pergola with cover
on raised plinths to height of 10'-0"
Mesh Fairy Lights
Lighted Table Umbrella

LAUREL CANYON

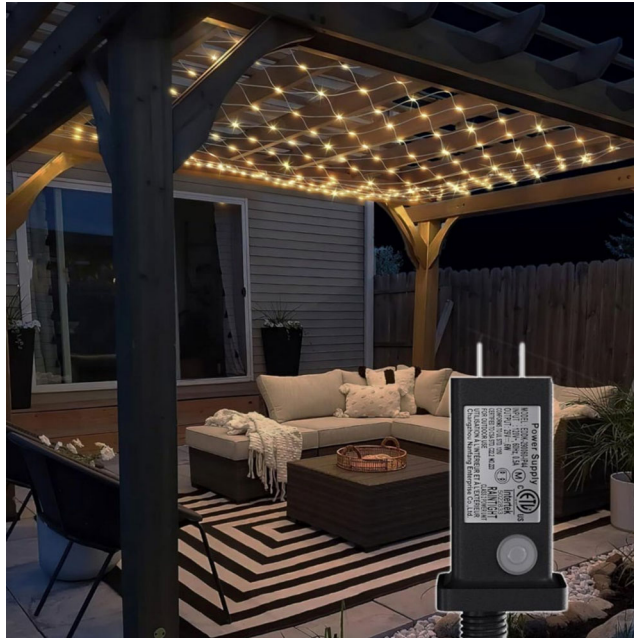
10 ft. x 10 ft. Steel Outdoor Arched Pergola with Adjustable and Removable Beige Canopy (Home Depot)

MOUNTED ON 3'-0" HIGH PLINTH BLOCKS TO BE 10'-0" HIGH



- Adjustable shade canopy: the simple retractable design allows you to pull the canopy from both sides to your desired position, the sewn-in fabric ties allow you to attach them to your desired place on each pole, each side of the canopy comes with weighted rods to help keep it in place
- High grade rust resistant frame with arched roof: heavy-duty steel frame is powder coated in a black finish to prevent rust and corrosion, this high quality pergola is built to be rugged and sturdy for year-round use
- All weather fabric roof: the all-weather beige polyester roof material is UV and fade resistant and water repellent, this material is easy to clean and will provide plenty of protection from the Sun and rain
- Easy to use and clean: the pergola is easy to use with the sliding canopy from side to side, cleaning is also easy, simply hose off when needed

Outdoor 360 LED Gazebo Net Lights, 10×10 FT Connectable Fairy Lights With 8 Modes, For Garden (Amazon)



Make your outdoor spaces Warm and cozy with our 10FT×10FT net lights featuring 360 LED. 16.4 ft leads allows you to easily light up your outdoor space.

Features

- Create the ideal ambiance with a range of lighting modes, from steady glow to twinkling. Connectable 3 Sets of Net Lights for a captivating display.
- Long-press the button to activate Timer and Memory function. The lights stay on for 6 hours and automatically turn off for 18 hours, with memory mode to remember your preferred setting.
- Perfect for festivals, parties, enhancing gazebos and shrubs, these energy-efficient LED net lights offer long-lasting and environmentally friendly solutions. Add a touch of fairy tale charm to your spaces and leave everyone in awe.
- For any questions or concerns, message us through Amazon for professional support. We're committed to ensuring your complete satisfaction with our product.

Other Dimensions

Overall Dimensions 10'-0" x 10'-0"

Best Choice Products Woodgrain Pattern 10ft 3-Tier Solar **Patio Umbrella** w/ 24 LED Lights Tilt



- **ELEGANT WOODGRAIN FINISH:** Features a heat-pressed, film-coated wood grain pattern on industrial-grade steel, offering the warm look of wood with the strength and durability of steel.
- **3-TIER VENTED TOP:** Three overlapping canopies enhance airflow, allowing heat to escape while adding stability in windy conditions, keeping your space cool and comfortable.
- **24 SOLAR-POWERED LED LIGHTS:** Enjoy day or night use with 24 built-in solar-powered LED lights that provide up to 6-7 hours of ambient lighting-perfect for gatherings or a relaxing evening outdoors.
- **WEATHER-RESISTANT FABRIC:** Crafted from high-durability polyester, this umbrella offers lasting UV protection and shields against light rain (not recommended for extreme weather conditions).
- **EASY ASSEMBLY:** The pre-installed LED lights on eight frame ribs add convenience, while a simple 2-piece pole design makes setup and storage a breeze.; **OVERALL DIMENSIONS:** 10'(Dia) x 8'(H)



- **Base stand for supporting and stabilizing a patio umbrella.** Made of textured rust-free, high-density resin for long-lasting strength. 3 adjustable hole sizes accommodate different-size umbrellas. Product Dimensions: 17.7 inches in diameter; 22 pounds. 3 adjustable hole sizes accommodate different-size umbrellas. Product Dimensions: 17.7 inches in diameter; 22 pound

Scheme B

Table Umbrellas with Fairy Lights

Light poles with Strings of Fairy Lights Canopy

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7 Pack 10 ft Heavy Duty Metal String Light Poles Adjustable Outdoor Lighting Stand for Patio Rustproof & Sturdy with Hooks (Amazon)



- Durable material: Made of high-quality metal, with excellent anti-rust ability, can effectively resist the sun, wind and rain, snow and humidity and other outdoor bad weather, to ensure long-term stable use, without frequent replacement.
- Height adjustable design: Each light pole is up to 10 feet tall and has an adjustable function to easily adjust the height according to different scenes and needs to meet a variety of lighting layout requirements.
- Multifunctional installation: It can be firmly inserted into the grass or soil through the attached fork, and can also be installed on the deck and fence using the supporting bracket and screws, easily suitable for various outdoor environments.
- A wide range of scenarios: Whether you are hosting a backyard party, wedding, decorating a garden, patio, or creating a romantic atmosphere on the patio, this light pole is the perfect choice to easily add unique charm to any occasion.

Fairy Lights Plug in, 100FT 300LEDs Waterproof Led String Lights, 8 Modes Remote Twinkle Light for Outdoor Indoor, Silver Wire, Warm White (Amazon)



- **Brightness & Energy Efficient:** LED string lights use LEDs (light emitting diodes) as a light source, which consumes far less energy than traditional incandescent or fluorescent lamps. LED string lights are able to provide the same or higher brightness at a lower power level, thus significantly reducing power consumption. This not only helps to reduce electricity bills, but also helps to reduce carbon emissions
- **Remote Control & 8 Lighting Modes:** The led fairy lights can be controlled by remote, you can switch your favorite lighting mode and brightness at will. There are 4 Brightness and 8 different lighting modes for you to choose (combination, in waves, sequential, Slogs, chasing, slow fade, twinkle, steady on). After turning on the LED copper string lights, click the timing button on the remote control, and it will automatically turn off after the relative time (6 hours on/18 hours off)
- **Waterproof & Weather Resistant:** This fairy light is IP44 waterproof, no need to worry about damage to the string or shorting the string. And the string lights also have good weather resistance and can work stably in a variety of climatic conditions, including high and low temperatures, humidity and sandy environments. This makes LED string lights perfect for outdoor decoration and lighting