

DATE: April 16, 2026

TO: Tony LaColla, Division Chief,
Land Use + Preservation, Department of Planning and Zoning

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2026-00014
Administrative Review for Change of Ownership
Site Use: Outdoor dining on private property
Applicant: Ghazal Amir
Location: 111 N Pitt Street
Zone: KR/King Street Retail

Request

Special Use Permit #2026-00014 is a request to change ownership of an existing “outdoor dining on private property use” from Kismet Healthy Foods, LLC to Ghazal Amir. Outdoor dining on private property is an accessory use to the permitted by right restaurant use. Recent zoning text amendments approved in December 2025 permit restaurants by right in most zones. The applicant has requested operating hours of 11 a.m. to 10 p.m. Sunday to Thursday and 11 a.m. to 12 midnight on Friday and Saturday. No changes to the restaurants’ outdoor dining operations are proposed. The applicant would rename the restaurant from Kismet Modern Indian to Finn & Fire. The request complies with section 11-511 of the Zoning Ordinance.

Parking

The subject property is located within the Central Business District (CBD) and pursuant to section 8-300(B) of the Zoning Ordinance, restaurants and outdoor dining located within the CBD are exempt from ordinary parking requirements.

Community Outreach

Change of ownership SUP applications are posted to the City’s website. Once approved, the City issues an eNews and sends an email notification to Old Town Civic Association.

Staff Action

Staff supports the change of ownership request and finds the continued operation of the “outdoor dining on private property use” at this location to be a positive amenity to the community. Staff believes the outdoor dining use provides active ground floor space in the downtown core of Old Town Alexandria. The site will provide residents and tourists with additional dining options and the ability to enjoy this outdoor space.

The current application requests less outdoor dining seats and hours than the previously approved SUP #2015-0067. However, staff has retained the existing number of outdoor dining seats in both the front and rear spaces and outdoor dining hours to provide the

applicant flexibility. Staff confirmed with the applicant that all loading and unloading activities must occur between the hours of 7 a.m. and 11 p.m.

Staff has carried forward the previous conditions and amended and added current standard outdoor dining on private property conditions. Given the December 2025 zoning text amendments now permit restaurants by-right, many of the existing SUP conditions have been removed by staff. For the most part, these conditions are now regulated by restaurant use limitations found in section 7-1900 of the Zoning Ordinance. To that extent, conditions 4, 5, 8, 11, 13, 14, 15, 24 and 27 have been deleted. Staff has amended conditions 1, 3, 6, 9, 10, 12, 22, 23, 25, and 26 to reflect current SUP standard condition language. Conditions 28 through 30 have been added as standard outdoor dining conditions. Condition 2 outlines the outdoor dining hours of operation. Condition 3 states the approved number of outdoor dining seats for the front and rear spaces. Other conditions are added to mitigate potential noise impacts, such as condition 28 which does not permit outdoor live entertainment and, like all commercial uses, the outdoor dining must comply with the City noise ordinance.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: April 16, 2026

Action: Approved


Tony LaColla, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2026-00014

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be granted to the applicant only or to any business or entity corporation in which the applicant has a controlling interest. Any change in the ownership of the use that is the subject of the administrative permit may be transferred administratively with the approval of the director pursuant to the requirements of section 11-511 of this ordinance. (P&Z) (SUP2016-00099)
2. The outdoor hours of operation shall be limited to between 11 a.m. and 12 midnight, Sunday through Thursday and between 11 a.m. and 1 a.m. Friday and Saturday. All patrons must leave by one hour before the closing times. (P&Z) (SUP2021-00065)
3. **CONDITION AMENDED BY STAFF:** ~~The maximum number of indoor seats shall comply with the state building code.~~ The maximum number of outdoor seats in front of the restaurant shall be 20 and in the rear courtyard shall be 46. (P&Z) (SUP2021-00065)
4. **CONDITION DELETED BY STAFF:** ~~The applicant shall post the hours of operation at the entrance of the business.~~ (P&Z) (SUP2016-00099)
5. **CONDITION DELETED BY STAFF:** ~~No delivery of food to customers may operate from the restaurant.~~ (P&Z) (SUP2016-00099)
6. **CONDITION AMENDED BY STAFF:** ~~The design of the outdoor dining areas and all its components must comply with the King Street Outdoor Dining guidelines. Any Outdoor seating areas, including umbrellas, shall not include advertising signage on outdoor dining furniture or enclosures, including on umbrellas. The applicant shall submit illustrations and specifications to the Director of Planning & Zoning for review and approval.~~ (P&Z) (SUP2016-00099)
7. The outdoor dining area shall be cleared and washed at the close of each business day that it is in use. (P&Z) (SUP2016-00099)
8. **CONDITION DELETED BY STAFF:** ~~Indoor limited, live entertainment may be offered and must comply with the City's noise ordinance, No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment.~~ (P&Z) (SUP2021-00065)
9. **CONDITION AMENDED BY STAFF:** On and off-premises alcohol sales

~~service shall be permitted, consistent with a valid Virginia ABC license are permitted. (P&Z) (SUP2021-00065)~~

10. **CONDITION AMENDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and methods on how to prevent underage sales of alcohol. (P&Z) (~~SUP2016-00099~~)
11. **CONDITION DELETED BY STAFF:** ~~No food, beverages, or other materials shall be stored outside. (P&Z) (SUP2016-00099)~~
12. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be stored inside or placed in sealed containers which that do not allow odors to escape or invasion by animals. ~~and shall be stored inside or in closed containers which do not allow invasion by animals.~~ No trash or debris shall be allowed to accumulate ~~on site~~ outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z) (~~SUP2016-00099~~)
13. **CONDITION DELETED BY STAFF:** ~~Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES) (SUP2016-00099)~~
14. **CONDITION DELETED BY STAFF:** ~~The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP2016-00099)~~
15. **CONDITION DELETED BY STAFF:** ~~All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES) (SUP2016-00099)~~
16. **CONDITION DELETED BY STAFF:** ~~Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES) (SUP2016-00099)~~
17. **CONDITION DELETED**
18. The applicant shall direct patrons to the availability of parking at nearby parking garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES) (SUP2016-00099)
19. The applicant shall require its employees who drive to use off-street parking

(T&ES) (SUP2016-00099)

20. CONDITION DELETED

21. CONDITION DELETED

22. **CONDITION AMENDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation open to the public. (T&ES) (SUP2016-00099)

23. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after it has been operational ~~for one year, and then again every three years for compliance with all conditions and shall~~ may docket the matter for consideration by the Planning Commission and City Council if ~~(a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in the City Code.~~ (P&Z) (SUP2016-00099)

24. **CONDITION DELETED BY STAFF:** ~~All windows shall remain transparent. The placement or construction of items that block visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage (P&Z) (SUP2021-00065)~~


25. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~The business shall contact Go Alex at goalex@alexandria.va.gov for information on establishing an employee transportation benefits program (P&Z) (SUP2021-00065)~~

26. **CONDITION AMENDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. ~~Contact Go Alex at goalex@alexandria.va.gov for more information about available resources. (P&Z) (SUP2021-00065)~~

27. **CONDITION DELETED BY STAFF:** ~~The applicant shall encourage patrons to park off street through the provision of information about nearby garages on advertising and on the restaurants website. (P&Z) (SUP2021-00065)~~
28. **CONDITION ADDED BY STAFF:** No live entertainment shall be permitted in the outdoor seating area. (P&Z)
29. **CONDITION ADDED BY STAFF:** Outdoor dining, including all its components such as planters, wait stations and barriers, shall not encroach into the public right-of-way unless authorized by City Code section 5-2-29. (P&Z)
30. **CONDITION ADDED BY STAFF:** The administrative permit approved by the director pursuant to this section 11-513 shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2026-00014. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the outdoor dining on private property use at 111 N Pitt Street.



Applicant - Signature

Glaziel Amik

Applicant - Printed

4/24/2026

Date

4/24/2026

Date