



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1504B and 1506 Mount Vernon Avenue

TAX MAP REFERENCE: 043.02-09-14 and -15 **ZONE:** CL

APPLICANT

Name: Table 52 Hospitality LLC

Address: 8401 Maryland Dr., Suite S, Richmond, VA 23294

PROPERTY OWNER

Name: Estate of Michael M. Hadeed (1504B) and Michael M. Hadeed (1506)

Address: 607 Oakley Place, Alexandria, VA 22302

SITE USE: Restaurant with outdoor dining

Business Name: **Current:** Little Birdie **Proposed (if changing):** N/A

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.

Table 52 Hospitality LLC By: M. Catharine Puskar Attorney/Agent
Print Name of Applicant or Agent
2200 Clarendon Boulevard, Suite 1300
Mailing/Street Address
Arlington 22201
City and State Zip Code

MC Puskar
Signature
7065284700
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address
6/1/2026
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 # SUP2026-00004

Date approved: 3 / 12 / 2026
month day year

Name of applicant on most recent special use permit Table 52 Hospitality LLC

Use Change of Ownership for Outdoor Dining on Private Property

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.)

On March 12, 2026, Alexandria City Staff approved of the Administrative SUP to permit outdoor dining operations at 1504 B Mount Vernon Avenue. As approved, SUP2026-0004 permits the use of 10 outdoor dining seats at 1504 B Mount Vernon Avenue.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

Anticipated Opening: June 23, 2026

5. Describe any proposed changes to the conditions of the special use permit:

Revise condition #28 from 10 to 26 outdoor seats.

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.

New outdoor dining tables and seats.

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?
Applicant is exempt from needing to provide off-street parking in accordance with
Section 8-100(A)(9)

11. Is off-street parking provided for your customers? _____ Yes No
If yes, how many spaces, and where are they located?
Applicant is exempt from needing to provide off-street parking in accordance with
Section 8-100(A)(9)

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:
10 outdoor dining seats	26 outdoor dining seats
_____	_____
_____	_____

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:

See attached.

Michael M. Hadeed
607 Oakley Place
Alexandria, VA 22302

Paul Stoddard
421 King Street, Suite 205
Alexandria, Virginia 22314

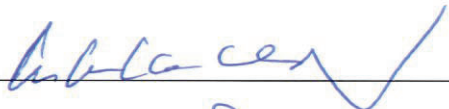
Re: Consent to File for an Administrative Special Use Permit
1506 Mount Vernon Avenue, Tax Map No. 043.02-09-14 (the "Property")

Dear Mr. Stoddard:

Michael M. Hadeed, as owner of the above-referenced Property, hereby consents to the filing of an application for an Administrative Special Use Permit for outdoor dining located at 1506 Mount Vernon Avenue, and any related requests by Table 52 Hospitality LLC.

Very truly yours,

Michael M. Hadeed

By: 

Its: owner

Date: 5/29/26

Estate of Michael M. Hadeed
607 Oakley Place
Alexandria, VA 22302

Paul Stoddard
421 King Street, Suite 205
Alexandria, Virginia 22314

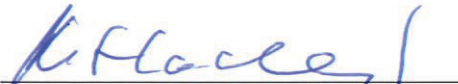
Re: Consent to File for an Administrative Special Use Permit
1504 B Mount Vernon Avenue, Tax Map No. 043.02-09-15 (the "Property")

Dear Mr. Stoddard:

The Estate of Michael M. Hadeed, as owner of the above-referenced Property, hereby consents to the filing of an application for an Administrative Special Use Permit for outdoor dining located at 1504 B Mount Vernon Avenue, and any related requests by Table 52 Hospitality LLC.

Very truly yours,

Estate of Michael M. Hadeed

By: 

Its: OWNER/EXECUTOR

Date: 5/27/26

Table 52 Hospitality LLC
268 Kentucky Avenue, Unit B
Washington, D.C., 20003

Paul Stoddard
421 King Street, Suite 205
Alexandria, Virginia 22314

Re: Authorization to File for an Administrative Special Use Permit
1504 B and 1506 Mount Vernon Avenue, Tax Map Nos. 043.02-09-14 and -15
(the "Property")

Dear Mr. Stoddard:

Table 52 Hospitality LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an Administrative Special Use Permit for outdoor dining located at 1504 B & 1506 Mount Vernon Avenue and any related requests.

Very truly yours,

Table 52 Hospitality LLC

By: MEL

Its: Matt Sloan owner

Date: 5/29/26

Disclosure Attachment

Applicant of 1504 B & 1506 Mount Vernon Avenue (Tax Map IDs: 043.02-09-14 & -15)

Table 52 Hospitality LLC
268 Kentucky Avenue, Unit B
Washington, D.C. 20003

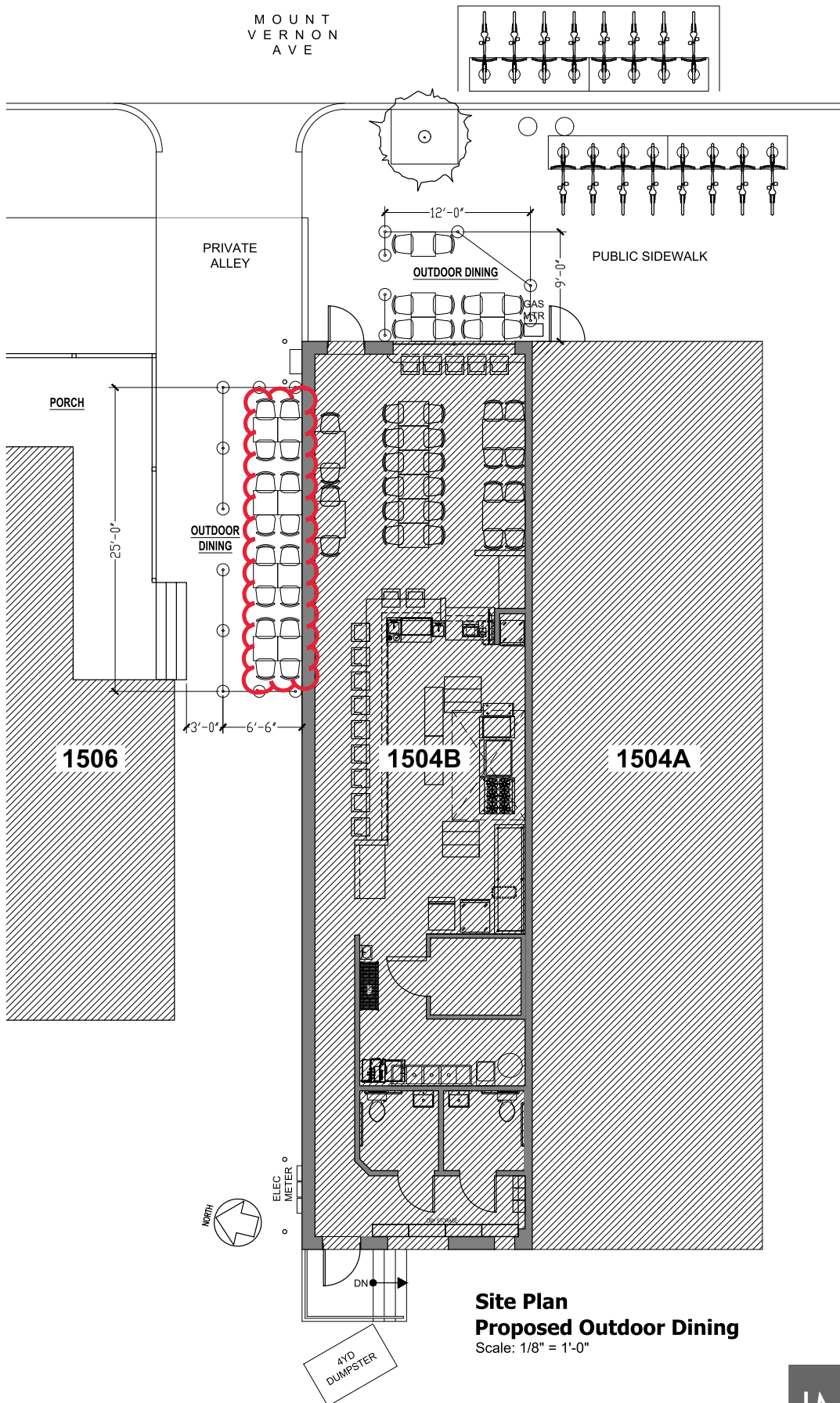
Managing Members	Percent Ownership
Matthew Sloan 268 Kentucky Avenue SE, Unit B Washington, D.C. 20003	46.5%
Eric Brannon 8573 Chester Grove Court Springfield, VA 22153	25%

Class A Members / Investors

Maureen Sloan 7228 Lakewood Drive Oscoda, MI 48750	8.5%
Brian Karlisch 8228 West Boulevard Drive Alexandria, VA 22308	5%
Jacqueline A. Paul 2020 Hazel St. Birmingham, MI 48009	5%
Todd Thurheimer 1751 New Hampshire Ave NW, Apt A Washington DC 20009	5%
Oliver Heidekat 852 N Leavitt St Apt 1 Chicago, IL 60622	5%

Note: No business or financial relationship with Alexandria City Council or Planning Commission exists as defined by Section 11-350 of the Zoning Ordinance.

MOUNT
VERNON
AVE



Site Plan
Proposed Outdoor Dining
Scale: 1/8" = 1'-0"