



# APPLICATION SPECIAL USE PERMIT

SUP 2010-0044

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 535 East Braddock Road

TAX MAP REFERENCE: \_\_\_\_\_ ZONE: GRM U-H

### APPLICANT

Name: Makda Kiboue

Address: \_\_\_\_\_

### PROPERTY OWNER

Name: Daniel R. Abramson

Address: 507 Wythe Street Alexandria VA 22314

SITE USE: Restaurant

**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.

MAKDA KIBOUE

Print Name of Applicant or Agent

535 - E. Braddock Rd

Mailing/Street Address

Alexandria      22314

City and State

Zip Code

Makda Kiboue

Signature

703-869-5116

Telephone #

Fax #

Mkiboue@cox.net

Email address

07/14/2010

Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: 7/14/10 Kay

Fee Paid: \$ 250.00

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 # 98-0159 2000-0148

Date approved: 02 / 02 / 1999 | 1-13-01  
month            day            year

Name of applicant on most recent special use permit Kerry McAfee

Use Restaurant

**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.)

There is no change in the operation. It is going to be as is which is a restaurant with wine and beer license. The restaurant can serve up to 35 patrons with 4 employees. It has 2 Retail parking and 3 Reserved parkings.

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)

It is basically staying the same. There is no change.

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:

There is no change

6. Are the hours of operation proposed to change?  Yes  No

If yes, list the current hours and proposed hours:

Current Hours:

Monday - Saturday  
11:30 - 5:00 - 10:00

Proposed Hours:

Monday - Saturday  
11:00 - 3:00 - 5:00 - 10:00

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:

3

Proposed Number of Employees:

4

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

\_\_\_\_\_  
\_\_\_\_\_

11. **Is off-street parking provided for your customers?**  Yes  No  
If yes, how many spaces, and where are they located?

\_\_\_\_\_  
\_\_\_\_\_

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:

34  
\_\_\_\_\_  
\_\_\_\_\_

Proposed:

34  
\_\_\_\_\_  
\_\_\_\_\_

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 (10%) 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:**

MakDA KIBOUR  
5224 Easton Dr  
Springfield Va 22511  
703-869-5116

SUP 2010-0044

A & A PARTNERSHIP

507 WYTHE STREET  
ALEXANDRIA, VIRGINIA 22314

TELEPHONE  
703/683-1110

FACSIMILE  
703/683-6082

July 13, 2010

City of Alexandria, Virginia  
301 King Street, City Hall  
Alexandria, VA 22314

RE: 535 E. Braddock Road  
Alexandria, Virginia

To whom it may concern:

As the owner of the above referenced property which has been operating as La Piazza Restaurant, Carlo Pascarella proprietor, you are hereby notified that La Piazza has ceased operations as of this date. Commencing August 1, 2010 the space will be operated as a restaurant by Mahlet, LLC, Makda A. Kibour proprietor. A&A Partnership has executed a lease for the space with Mahlet, LLC effective August 1, 2010.

Please contact me if you have questions.

Sincerely,



Daniel R. Abramson  
General Partner