



# APPLICATION SPECIAL USE PERMIT

SUP 2014-0039

ADMINISTRATIVE CHANGE OF OWNERSHIP  
OR MINOR AMENDMENT

Change of Ownership

Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 703 King St, Alexandria, VA 22314

TAX MAP REFERENCE: 4 ZONE: KR/King Street Retail

### APPLICANT

Name: Mehrnoosh Rajabi

Address: 703 King St, Alexandria, VA 22314

### PROPERTY OWNER

Name: Antonio Flores and Beatriz Flores

Address: 9012 Vernon View Drive, Alexandria, VA 22308

SITE USE: Restaurant

Current Business name: ~~Parsian Parsian~~  
New Business name: OLEA 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.

Mehrnoosh Rajabi = x [Signature]  
Print Name of Applicant or Agent Signature

703 King St, Alexandria, VA  
Mailing/Street Address Telephone # 571 318 6006 Fax #

Alexandria VA 22314  
City and State Zip Code Email address ChefMehrnoosh@gmail.com

John 571 318 6006 = x 03/28/14  
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 # 2011-00029

Date approved: May / 24 / 2011  
month day year

Name of applicant on most recent special use permit setareh, LLC

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.)

~~Setareh LLC is the existing restaurant business with current hours of operation from Monday - Sunday (seven days a week) from 11:00 a.m to 12 midnight. The existing restaurant business was called "Parsian".~~  
The people were working is 5-6 employees. It has Setareh, LLC operated "Parsian" restaurant until March 25, 2014. At that time ownership of the business assets were sold to Mehrnoosh Rajabi in order to continue in the restaurant business. Prior to change of ownership restaurant was serving approximately 60 patrons, with 3-4 employees.

**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)**

The new owner, Mehrnoosh Rajabi would like to continue this restaurant business under the new name of OLEA Restaurant. OLEA restaurant will request minimal changes. They include replacing the "Kebab oven" with a Pizza oven. In addition a Panini grill will be added. The number of patrons will remain the same at under 60. The requested hours will be 7am to 12am 7 days a week. We anticipate 4-5 employees. The type of patrons will be sit down casual dining. Patrons<sup>+ employees</sup> will be directed to nearby public parking facilities. No noise will be admitted. The interior will be partially painted for fresh look and exterior door will be painted. Finally, the canope fabric will be changed to reflect the name change on entrance sign from "Parsian" to "OLEA Restaurant". The mission is to provide healthy and organic ingredients

4. Is the use currently open for business?

Yes  No

If the use is closed, provide the date closed.

March 25 1 2014  
month day year

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

Replace Kebab grill with Pizza oven  
Paint ~~change~~ exterior door color  
Change canopy sign at front entrance

6. Are the hours of operation proposed to change?

Yes  No

If yes, list the current hours and proposed hours:

Current Hours:

was 11am - 12am

Proposed Hours:

7am to 12am  
7 days a week

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:

NA

Proposed Number of Employees:

4 to 5

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.

just replacing the pizza oven with  
Replace "Kebab oven" with "Pizza oven". Add  
Panini grill. Some interior painting to freshen look.  
Paint exterior door. Change canopy sign with new sign

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:	Proposed:
_____	_____
_____	_____
_____	_____

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: Sublessee

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:**

Mehrnoosh Rajabi 100% ownership in  
OLEA Restaurant  
703 King St, Alexandria, VA 22314