



# APPLICATION SPECIAL USE PERMIT

SUP2013-00032

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 510 JOHN CARLYLE ST.  
TAX MAP REFERENCE: 73.04      ZONE: CDD#1

### APPLICANT

Name: PTBBBQ, LLC T/A SWEET FIRE DONNA'S  
Address: 510 JOHN CARLYLE ST.

### PROPERTY OWNER

Name: POST PROPERTIES  
Address: 4410 NORFOLK BLVD. # 800, ATLANTA, GA 30327  
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.

MICHAEL ANDERSON  
Print Name of Applicant or Agent  
1320 N. PEGRAM ST.  
Mailing/Street Address  
Alexandria, VA 22304  
City and State      Zip Code

[Signature]  
Signature  
703 362 3539  
Telephone #      Fax #  
MICEL@BBQDELTA.COM  
Email address  
5.7.2013  
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 # 2006-0098

Date approved: \_\_\_\_\_ / \_\_\_\_\_ / 2006  
month day year

Name of applicant on most recent special use permit JERRY'S SYSTEMS Inc  
BY JAY RYAN  
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.)

MAY 8, 2013

Page 2, #2

The existing operation was a Jerry's Sub and Pizza shop. Featured dining, outdoor dining and carry out service. Jerry's anticipated a strong lunch business and minor night and weekend business. The parking requirements were met and specified in the Transportation Management Plan (SUP #2254). The parking is on site in the condo building and provides 40 parking spaces for the retail uses in the building. Jerry's was not required to provide parking beyond that already provided at the subject site.

We don't have any numbers on the amount of patrons served by Jerry's.

In this SUP Jerry's had the right to serve between 7:00am and 12:00am daily.

On premise beer and wine was also allowed.

They employed six staff per shift.

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)

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Page 3, #3

Our plan is to keep the basic structure of Jerry's layout and to upgrade the interior finishes to better reflect the quality of the surrounding Carlyle project and the overhead condominium. The indoor appearance will mirror what we have done with Pork Barrel BBQ in Del Ray.

The menu will be similar to other bbq restaurants with numerous bbq meats and assorted side dishes. Where Jerry's had his pizza oven installed we will be inserting a bbq oven. The rest of the equipment is standard kitchen operating equipment and listed on the plans.

We will keep the seating at the SUP level of 51 interior seating, so there should be no intensification of use.

Currently some the surrounding restaurants, Pot Belly, Jimmy John's offer little incentive to encourage any dinner business. We feel that in addition to offering a quality, unique product, that a full service bar would help encourage additional after work patronage, and some weekend business, which is currently lacking in the area. We plan to honor the existing SUP's hours of operation.

The bar will offer full service to it's customers and the rest of the operation will be fast casual.

We expect to utilize the outdoor seating as outlined in the existing SUP.

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Special Use Permit # ~~2066 0098~~

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

If the use is closed, provide the date closed. 3 / 27 / 2013  
month day year

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

Full liquor license.

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

If yes, list the current hours and proposed hours:

Current Hours:  
7:00 AM - 12:00 AM

Proposed Hours:  
7:00 AM - 12:00 AM

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:  
6 per shift

Proposed Number of Employees:  
6 per shift

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.

ON PLANS.

9. Are you proposing changes in the sales or service of alcoholic beverages?  Yes \_\_\_ No

If yes, describe proposed changes:

APPLYING FOR FULL LIQUOR LICENSE.

10. Is off-street parking provided for your employees?  Yes \_\_\_ No  
If yes, how many spaces, and where are they located?

THREE SPACES, BASEMENT OF THE  
EXISTING BUILDING.

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

RETAIL SPACES IN BASEMENT OF CORDO BLDG

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:  
51

Proposed:  
51

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:

2013-00072

Special Use Permit # ~~2006-0098~~

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:**

Donna Anderson 70%	Bill Blackburn 10%
1326 N. PEGRAM ST	211 E. RAYMOND AVE
Alexandria, VA 22304	Alex. 22301

Mike Anderson 20%
1326 N. PEGRAM ST.
Alexandria, VA 22304



CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND ZONING
RECEIPT

Applicant's Name MICHAEL ANDERSON Telephone Number 703-362-3539
Mailing Address 4410 NORTHSIDE PKW # 800, ATLANTA, GA 30327
Property Location 510 JOHN CARLYLE ST.

Account Numbers:

- 105777-9133 (DSUP/DSP/TMP SUP)
105804-9133 (BZA/Zoning/SUP)
105809-9133 (BAR/Hist. Pres.)

Application Type:

- Special Use Permits (ADMIN)
TMP SUP
Prelim DSUP/DSP
Final DSUP/DSP
Rezoning
Subdivisions
Board of Zoning Appeals
Board of Architectural Review
Zoning Compliance Letter

Amount Paid

250.00

Code Enforcement Fees

- 380584-9024 (DSP) \$ 200.00
380584-9025 (SUP) \$ 75.00
380584-9026 (DSUP) \$ 75.00

105804-9135

- Vacations
Encroachments

105108-2501-001008

Political Sign Bond

303390-9056

Historic Preservation Fines

105108-9131

- Tax Maps
Copying Charges
Documents
GIS DVD

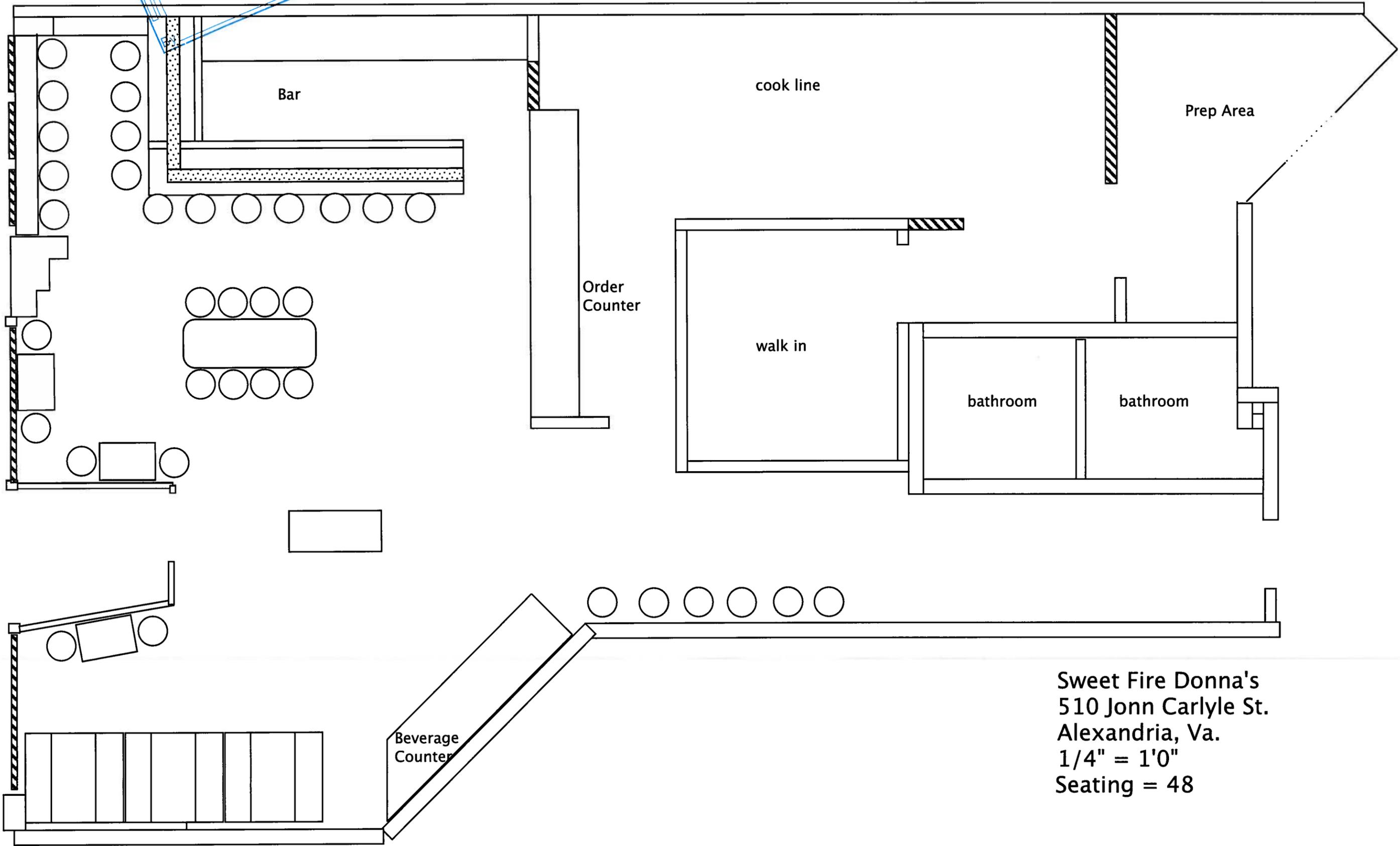
TOTAL

250.00

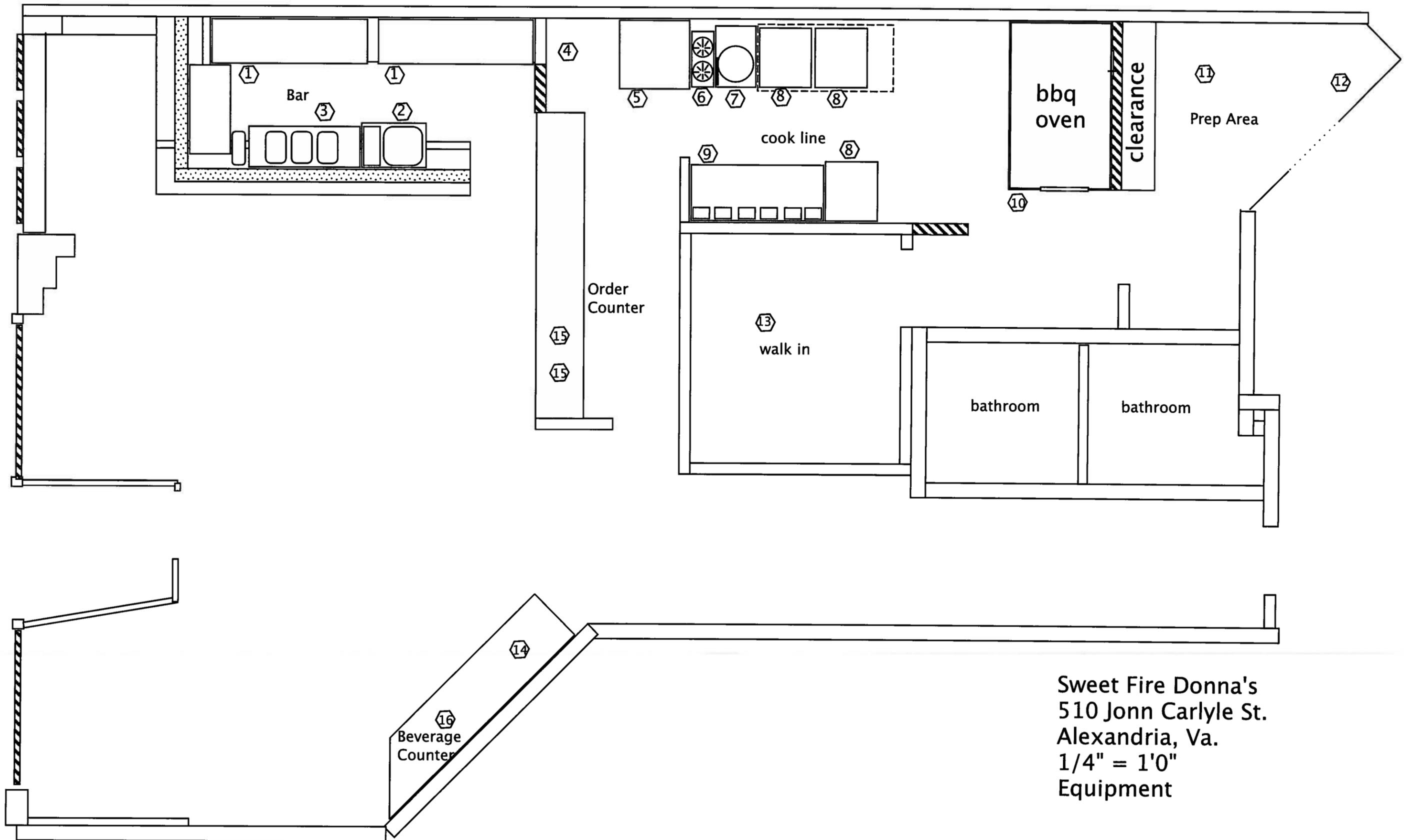
FOR INTERNAL USE ONLY

Date Received 5/8/2013 Staff Name (Print) TONY SOMERS
Cash [x] Check [x] Check Number 1261 Check Date 5/8/13
Credit: M/C, Visa Payer SWEET FIRE DONNA'S
(Please circle)

RECEIVED  
APR 05 REC'D



Sweet Fire Donna's  
510 Jonn Carlyle St.  
Alexandria, Va.  
1/4" = 1'0"  
Seating = 48



Sweet Fire Donna's  
 510 Jonn Carlyle St.  
 Alexandria, Va.  
 1/4" = 1'0"  
 Equipment