



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership

Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 3250 Duke St Alex VA 22314

TAX MAP REFERENCE: _____ ZONE: CG/Commercial/General

APPLICANT

Name: Family foods LLC

Address: 3250 Duke St Alex VA 22314

PROPERTY OWNER

Name: Kareem Mohammed

Address: 9095 Andromeda Dr, Burke VA 22015

SITE USE:

current Name: Maggios RESTAURANT proposed name: Sinbad

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.

Kareem Mohammed
Print Name of Applicant or Agent

3250 Duke St
Mailing/Street Address

Alexandria 22314
City and State Zip Code

[Signature]
Signature

571-337-1752 571-438-5038
Telephone # Fax #

ABBAS.kareem94@yahoo.com
Email address

Feb 18 / 2014
Date 24

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 # 2012-0012

Date approved: _____ / _____ / _____
month day year

Name of applicant on most recent special use permit No applicable
~~family foods llc~~ Petra Inc.

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.)

① Page 3 and 4 Attached on the back explain what or lady at the Restaurants

The Restaurant used to be under Maggie's (Italian Restaurant) there were 4 employees and 15 park for customer and 4 park for employe's. We change the name of the Restaurant to Sinbad (Mediterranean food and Bakery. the employe's will be 4 same as Maggie's customer and employe's parking will be same as before, we change the menu and the name of the bussiness, we add our new oven for the bakery we are requesting a later closing hours

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)

- ① new menu
- ② add new oven
- ③ change Restaurant name from maggio's to Sinbad.
- ④ proposing later closing hour

4. Is the use currently open for business?

Yes No

If the use is closed, provide the date closed.

11 / 1 / 2013
month / day / year

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

6. Are the hours of operation proposed to change?

Yes No

If yes, list the current hours and proposed hours:

Current Hours:

Per sup 2012-2013
km
7am - 10pm Mon - Thurs
7am - midnight Fri + Sat
10 am - 5 pm Sunday

Proposed Hours:

~~Mon to Thur 10am to 10pm~~
~~Fri - Sat 9am to 11pm~~
Mon to Thurs 10am to 12 midnight
Fri - Sund 9am to 12 midnight

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:

4 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.

Bakery oven.

9. Are you proposing changes in the sales or service of alcoholic beverages?

Yes No

If yes, describe proposed changes:

No alcoholic, different menu.

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

5 parking for employees

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

15 park available for customer

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:

40 seats

Proposed:

40 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 (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:

Kareem Mohammed
9095 Andromeda Dr Burke VA, 22015.
100%
Carol Roof Property owner 100%

CONDITIONS OF SPECIAL USE PERMIT #2012-0012

The new owner 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. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2309-C)
2. At least one trash container shall be located in the parking area for the use of patrons, the container shall not be permitted to overflow, and the area around it shall be kept clean. (P&Z) (SUP #2309-C)
3. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be 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 open to the public. (P&Z) (SUP #98-0165)
4. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2309-C)
5. Condition deleted. (SUP #98-0165)
6. The hours of operation shall be limited to the following: 7 a.m. to 10 p.m. Monday through Thursday, 7 a.m. to 12 midnight Friday and Saturday, and 10 a.m. to 8:00 p.m. Sunday. (City Council) (SUP #94-0333)
7. Seating shall be provided inside for no more than 40 patrons. (P&Z)
8. No outside dining facilities shall be located on the premises. (P&Z) (SUP #2309-C)
9. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z) (SUP #2309-C)
10. Condition deleted. (SUP #2002-0034)
11. **CONDITION AMENDED BY STAFF:** Barriers shall be ~~maintained~~ installed prior to the opening of the business, and shall be thereafter maintained, on the east side of the front parking lot to prevent vehicles from falling onto the adjoining property to the satisfaction of ~~the Director of Transportation and Environmental Services and~~ the Director of Planning and Zoning. (P&Z) (~~SUP #2000-0029~~)
12. Deleted Condition. (SUP #94-0333)

13. Deleted Condition. (SUP #94-0333)
14. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of these containers. (P&Z) (SUP #98-0165)
15. No delivery service shall be permitted from the restaurant. (P&Z) (SUP #94-0333)
16. Kitchen equipment shall not be cleaned outside, nor shall any cooking residues be washed into the streets, alleys or storm sewers. (T&ES) (SUP #94-0333)
17. 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 & Environmental Services. (T&ES)
18. On-site alcohol service is permitted; for off-premise sales, the following rules apply: Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. The off premise beer or wine must be part of a purchase that includes a meal. A meal for this purpose is defined as being the purchase of food in the amount of at least \$6.00. (P&Z) (SUP #2000-0029)
19. Condition Deleted. (SUP #95-0212)
20. **CONDITION AMENDED BY STAFF:** The applicant shall contact the ~~Crime Prevention-Community Relations~~ Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for the employees. (Police) (SUP #98-0165)
21. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #98-0165)
22. No music or amplified sound shall be audible at the property line. (P&Z) (SUP #98-0165)
23. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year from approval and shall 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,