APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

RECEIVED
JUN 26 2014
PLANNING & ZONING

[✓] **Change of Ownership** [✓] **Minor Amendment**

[*must use black ink or type*]

PROPERTY LOCATION: 907 King Street, Alexandria, Virginia 22314

TAX MAP REFERENCE: 064.04-05-41 **ZONE:** KR

APPLICANT

Name: Sang H. Lee

Address: 9018 Stratford Lane, Alexandria, Virginia 22308

PROPERTY OWNER

Name: A and H, LLC

Address: 901 King Street, Suite 102, Alexandria, Virginia 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.

Sang H. Lee
Print Name of Applicant or Agent

Signature

9018 Stratford Lane
Mailing/Street Address

202-285-7508 703-360-8435
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

sangleejd@yahoo.com
Email address

June 25th, 2014
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Special Use Permit #_____

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 # 2010-0032

Date approved: 06 / 24 / 2010
month day year

Name of applicant on most recent special use permit Mathil Chebat

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.)

Currently, Layla's operates a Lebanese restaurant at this location. The restaurant is open from 11:30am to 10pm Tuesday through Sunday and 4:30pm to 10pm on Monday. They have 40 seats in the dining room and 12 bar stools at the bar. They also have 18 additional seat at tables in that section. They have 11 employees, but no off-street parking is provided. Based on their annual revenue and estimated average check of $20 per person, they serve on average 75 patrons per day.

Mackie's will be a classic steak-house, serving dry-aged steaks along with upscale sides, appetizers, and salads/soups. We will be baking bread and making desserts in-house. We will use many locally and organically grown produce and ingredients in our dishes. Mackie's will have about 15 employees, at least 3 of whom off-street parking will be provided through the parking lot in front of Misha's coffee house on Patrick St. and Morrison House's parking garage on Alfred St.

By increasing hours that we are open and by having a higher average checks, we expect to double Layla's annual revenue. By advertising to local offices and businesses, talking with local hotel concierges, and providing exceptional food, we hope to increase the number of average daily patrons as well.

Currently, Layla's has only one television. We will increase that number to 4 but will not have a DJ or any sort of live music at the bar section. We hope to have a pianist or a solo acoustic guitarist in the dining room as background music on Fridays and Saturdays.

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)

I have read the entire special use permit #2010-0032, under which Layla's Lebanese Restaurant is currently operating. Mackie's Bar & Grill will adhere to all conditions of the current special use permit. The only proposed change is the hours of operation. Currently, the special use permit states:
"The hours during which the business is open to the public shall be restricted to the following: 7:00 AM to 11:00 PM - Sunday through Thursday
7:00 AM to 1:00AM - Friday and Saturday."

We ask that we be allowed to stay open until 1:00AM daily.

Special Use Permit #_____

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:

We would like to hours of operation to be changed from 7am to 11pm Sunday through Thursday; 7am to 1am Friday and Saturday to 7am to 1am daily.

6. Are the hours of operation proposed to change? ☑ Yes ☐ No
If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
7am to 11pm Sunday - Thursday	7am to 1am daily
7am to 1am Friday & Saturday	

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:
11	15

8. Will there be any renovations or new equipment for the business? X Yes ____ No
If yes, describe the type of renovations and/or list any new equipment proposed.

NEW EQUIPMENT: a refrigerator (to dry-age the beef); coffee maker (to make espressos and cappuccinos); a cooler (for draft beers); new POS system

RENOVATIONS: replace tiles in dining room with wood; replace all ceiling tiles with new tiles; replace all bathroom fixtures and tiles; add faux brick facing along one wall of the restaurant; build a separating wall with a doorway between the dining area and the bar; replace 2 bathroom doors (hollow now) with solid wood doors.

9. Are you proposing changes in the sales or service of alcoholic beverages? ____ Yes X No
If yes, describe proposed changes:

Special Use Permit #_____

10. Is off-street parking provided for your employees? ☑ Yes ☐ No

If yes, how many spaces, and where are they located?

At least 3 employees will have off-street parking. We are looking to get a contract at the parking lot in front of ~~Misha's coffee house on Patrick Street and/or the parking garage managed by Morrison House on Alfred Street.~~

11. Is off-street parking provided for your customers? ____ Yes X 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:
	There will be no changes to number of seats.
	However, we hope to have more customers.

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 X Prospective business owner

☐ other, please describe: _____

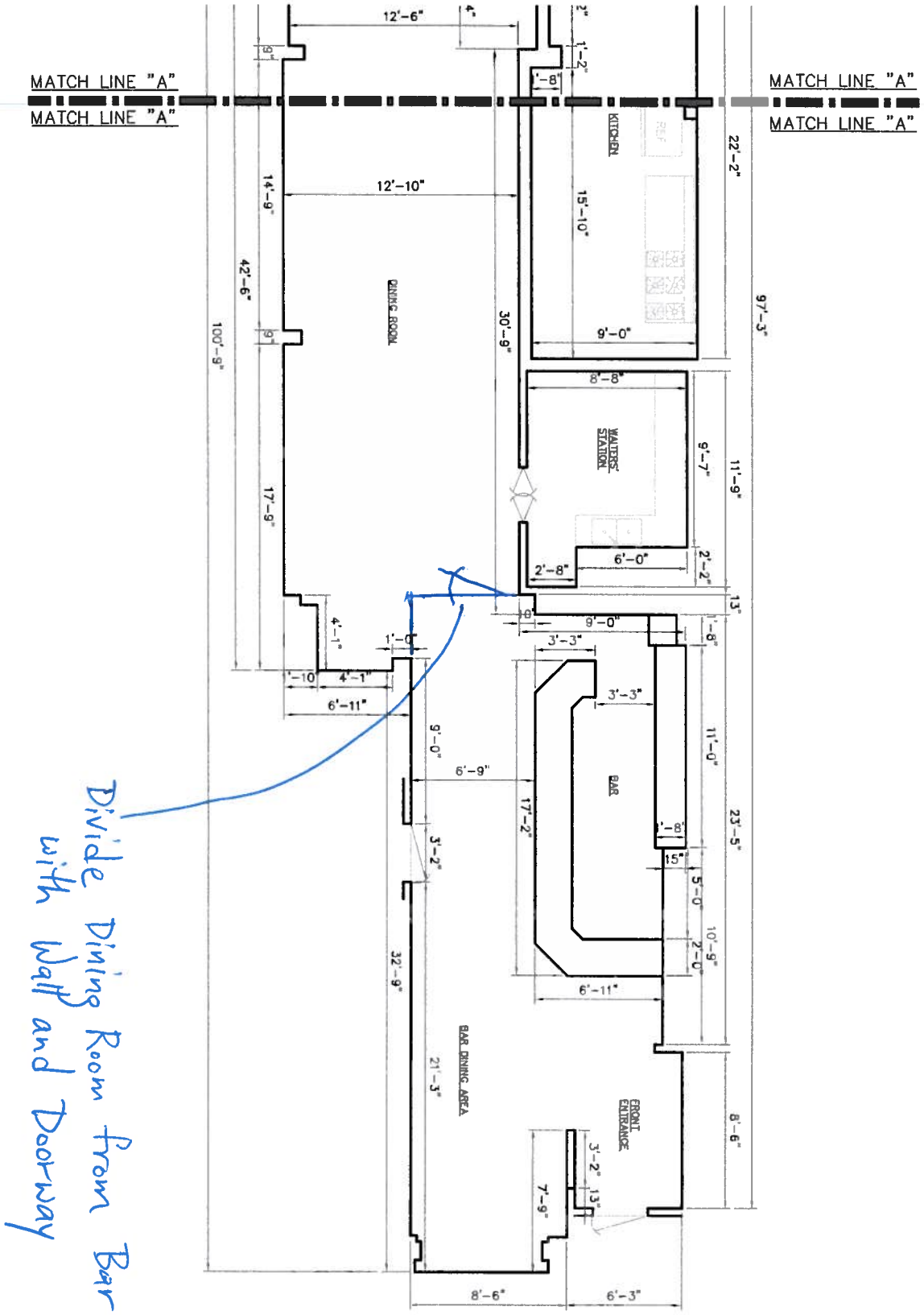
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant 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.

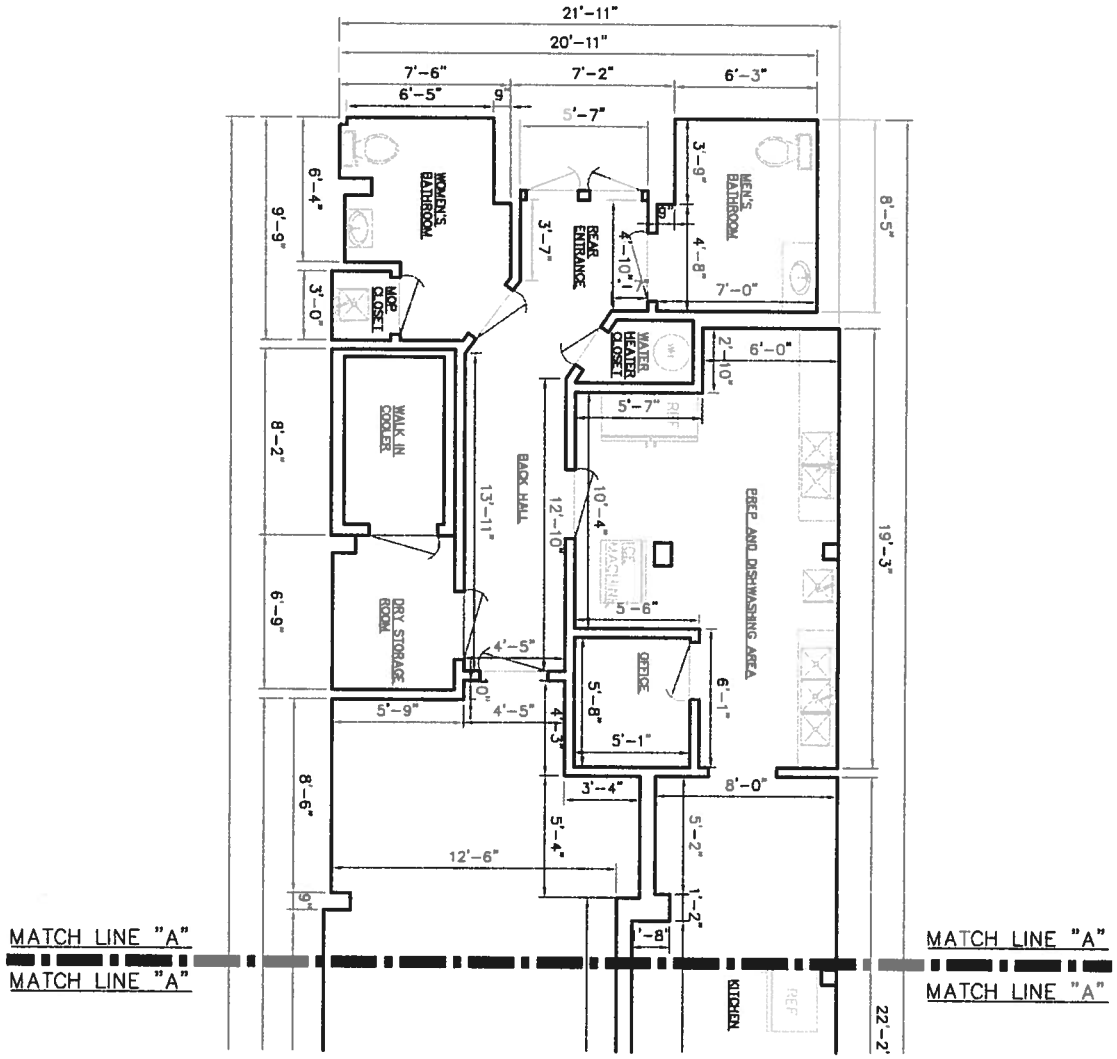
Please provide ownership information here:

Sang Lee - 13.8%: 9018 Stratford Lane, Alexandria, VA 22308
Susanne Mackie Lee - 9.2%: 9018 Stratford Lane, Alexandria, VA 22308
Alexandria Investment Group, LLC - 75%

The only member of Alexandria Investment Group, LLC (AIG) that has 10% or more ownership interest of AIG is Susanne Mackie Lee at 12.5% - 9018 Stratford Lane, Alexandria, VA 22308



CLIENT: MACKIE'S BAR & GRILL 907 KING ST. ALEXANDRIA, VA. 22314	AS IS DRAWING NOT FOR CONSTRUCTION	PROGRESS DRAWING –	Date: 06/10/2014
DRAWING TITLE: EXISTING FLOOR PLAN		DRAWN BY. KB	Scale: 3/16 = 1'-0"
			A-1



CLIENT: MACKIE'S BAR & GRILL 907 KING ST. ALEXANDRIA, VA. 22314	AS IS DRAWING NOT FOR CONSTRUCTION	PROGRESS DRAWING —	Date: 06/10/2014
DRAWING TITLE: EXISTING FLOOR PLAN		DRAWN BY. KB	Scale: 3/16 = 1'-0" A-2