

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 # 2016-0001

Date approved: 03 / 12 / 2016
month day year

Name of applicant on most recent special use permit Giant Alexandria, E & A, LLC

Use Umbrella SUP for multiple uses, including a 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.)

As part of the zoning approvals for the 530 First Street mixed use development, the City Council approved Umbrella Special Use Permit 2016-0001 to permit certain SUP uses in the building subject to conditions set forth in the staff report. The conditions further require tenants meeting certain criteria, including restaurants, to obtain a discrete special use permit through an administrative change of ownership SUP to enable the City to track the conditions associated with the particular tenant and ensuring that the tenant is the entity responsible for compliance with those conditions. Oak Steakhouse looks forward to being one of the first tenants in the new building and is not requesting any amendments to the approved conditions.

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:

None.

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

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

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:

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.

The Applicant is requesting a change of ownership in order to open a new restaurant in a new tenant space, per Condition #14 of the approved SUP. This SUP was approved in conjunction with the development project at 530 First Street (DSUP #2015-0019). Please see attached exhibit for the proposed layout.

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?
Per Condition #8, The Applicant shall require its employees who drive to use off-street parking. Off-street retail and restaurant parking is available on-site, per DSUP #2015-0019.

11. **Is off-street parking provided for your customers?** Yes No
If yes, how many spaces, and where are they located?
Off-street retail and restaurant parking is available on-site, per DSUP #2015-0019.

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: _____
_____ Per condition #27, 841 seats are
_____ permitted in the project. This
_____ restaurant includes 146 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.
The Applicant is requesting a change of ownership in order to open a new restaurant in a new tenant space, per Condition #14 of the approved SUP. This SUP was approved in conjunction with the development project at 530 First Street (DSUP #2015-0019).
Please see attached for the proposed layout.

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 (3%) 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:

Stephen D. Palmer - 20% - 90 Alexander Street, Charleston, SC 29403
Andrew O'Keefe - 40% - 95 Treadwell Ave, Madison, NJ, 07940
Michael Meyer - 40% - 242 East 72nd Street, Apt 10D, New York, NY 10021.

Please see attached organizational chart.

Oak Alexandria, LLC
N St Asaph Street, Suite 901
Alexandria, VA 22314

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File Application for an Administrative Special Use
Permit for a Change of Ownership
N St Asaph Street, Suite 901, Alexandria, VA 22314
Tax Map #054.02-06-02 and -03 (the "Property")

Dear Mr. Moritz:

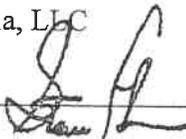
As owner of the above-referenced Property, Oak Alexandria, LLC hereby consents to the filing of an application for an Administrative Special Use Permit for a Change of Ownership on the Property and any related requests.

Oak Alexandria, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an Administrative Special Use Permit for a Change of Ownership on the Property and any related requests.

Very truly yours,

Oak Alexandria, LLC

By: _____

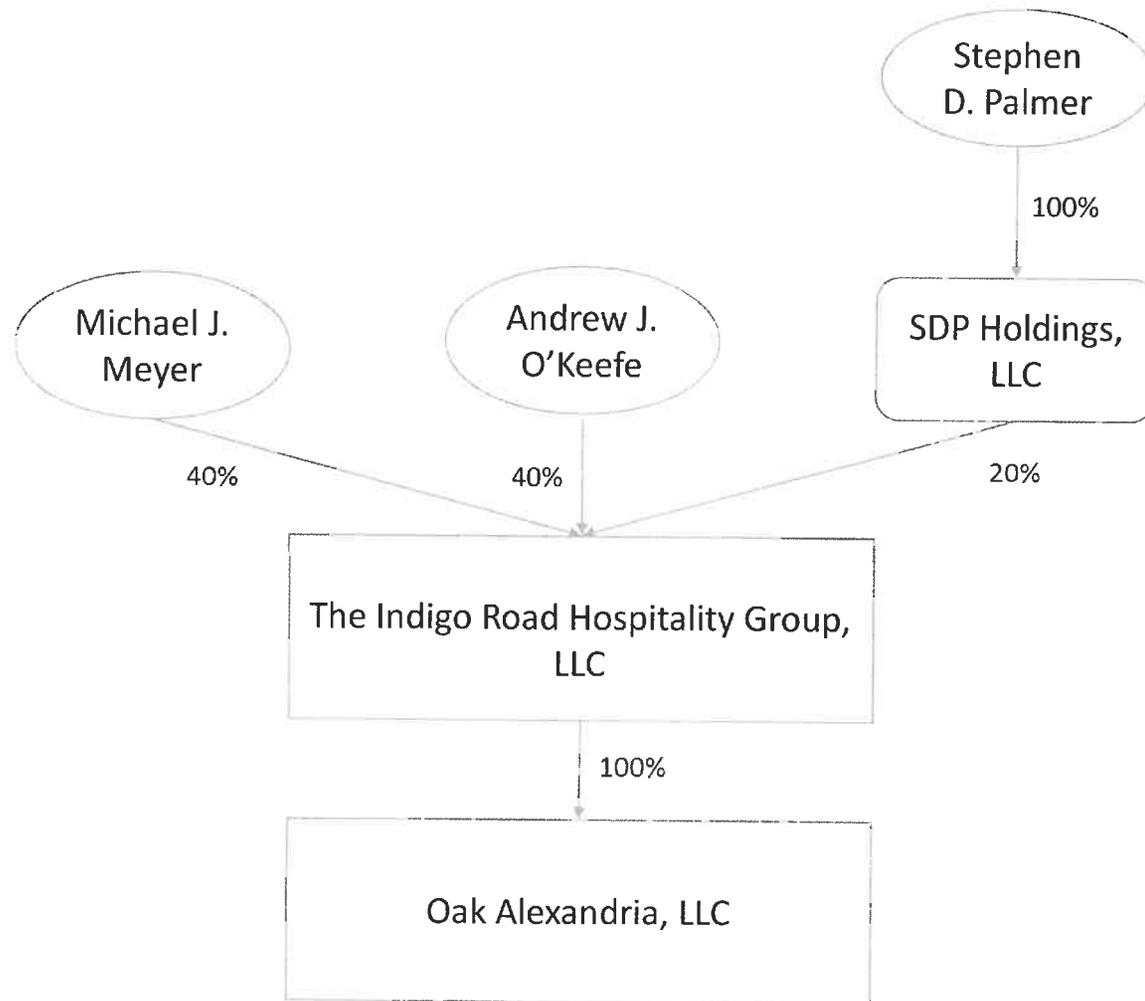


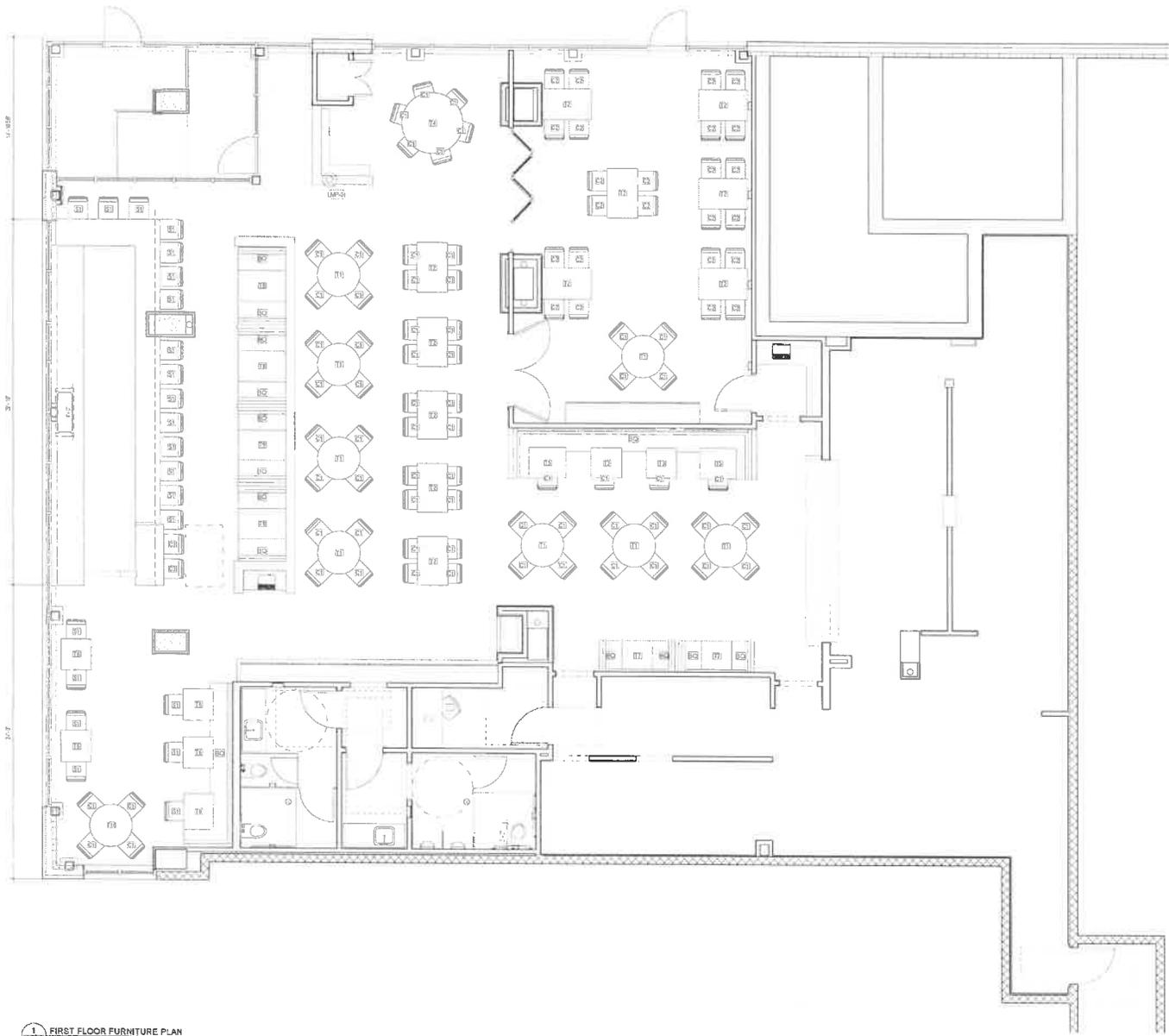
Its: _____

manager

Date: _____

9/25/2018





GENERAL NOTES - FF&E PLAN

- A. REFER TO GENERAL CONSTRUCTION NOTES PROVIDED PLANS AND AIAA FOR DETAILS TO VERIFY THROUGHOUT.
- B. REFER TO PARTIALS SCHEDULE PROVIDED ON A11. CONTRACTOR TO COORDINATE ALL CONTRACTOR SUPPLIED AND INSTALLED ITEMS AND OWNER SUPPLIED AND INSTALLED ITEMS.
- C. COORDINATE ALL FURNITURE AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL, MEP, AND FOOD SERVICE PLANS. REFER TO MANUFACTURER RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS.

DRAFT

//3877

3333 K STREET NW, SUITE 60
 WASHINGTON, DC 20007
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 [F] 202.350.4245
 [W] 3877.DESIGN

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ISSUED FOR REVIEW

DRAWING DATA

PROJECT: **OAK ALEXANDRIA**
 ADDRESS: **530 FIRST STREET ALEXANDRIA, VA 22314**

NO.	ISSUE	DATE
1	PERMIT	04/20/16
2	-	-
3	-	-
4	-	-

NO.	REVISION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

SCALE SIGNATURE

SHEET TITLE: **FIRST FLOOR - FURNITURE PLAN**
 PROJECT NO: 2016.129
 SCALE: 1/4" = 1'-0"

A131

1 FIRST FLOOR FURNITURE PLAN
 A131 1/4" = 1'-0"