



APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

[X] Change of Ownership [ ] Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 540 John Carlyle St.
TAX MAP REFERENCE: 073.04-0C-00 ZONE: CDD1

APPLICANT

Name: PT Ole, LLC
Address: 1320 N. Pegram St., Alexandria, Va. 22304

PROPERTY OWNER

Name: MAA
Address: 4401 Northside Pkwy. Suite 600 Atlanta, GA 30327

SITE USE: RESTAURANT

Business Name: Current: DHO 33 Proposed (if changing): TEQUILA TACO

[X] 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.

[X] 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.

[X] 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
703.362.3539

Telephone # Fax #
mike@bbqdelray.com

Email address
2.8.2018

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 # 2011-0065

Date approved: 11 / 4 / 2011  
month day year

Name of applicant on most recent special use permit Jin M. Oh

Use Full Service 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.)

The existing operation, which closed January 31, 2018, was a Vietan restaurant called Pho 33. A full service restaurant located in Carlyle.

Since I was not involved in the operation I have no knowledge of patrons served, staff size or parking.

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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 applicant is just asking for a minor amendment as a change in ownership.

There is no intensification of use, only a name change, a menu change to Mexican and some minor paint decor changes. More reasonable hours of operation to meet the demands of this expanding and developing neighborhood.

It will still be a full service restaurant, with a maximum of 100 seats indoors and 25 seats outside on the existing patio.

Expecting about 125 lunches during the week days and 100 dinners. Less on the weekends due to nature of the business community.

A staff of 8 during lunch and 9 during dinner.

There is retail parking in the building. Manager parking will be paid for by the restaurant and available in the building. Employee parking is available across the street in the PTO East parking garage if required.

There will be no live entertainment.

Multiple horizontal lines for additional text input.

4. Is the use currently open for business?  Yes  No  
 If the use is closed, provide the date closed. 1 / 31 / 2018  
month day year

5. Describe any proposed changes to the conditions of the special use permit:  
 No changes  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Current Hours: Sunday - Thursday	Proposed Hours: 11:00am - 11:00pm
Friday - Saturday	11:00am - 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:
_____	lunch 8 / dinner 9
_____	_____

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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. Are you proposing changes in the sales or service of alcoholic beverages?  Yes  No  
 If yes, describe proposed changes:  
 Pho 33 only had a beer/ wine license. We are applying for mixed beverage, beer and wine.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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: \_\_\_\_\_

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:

Michael Anderson, 1320 N. Pegram St., Alexandria, Va. 22304 90%

Donna Anderson, 1320 N. Pegram St., Alexandria, Va. 22304 5%

~~Bill Blackburn, 2312 Mt. Vernon Ave., Alexandria Va. 22301 5%~~

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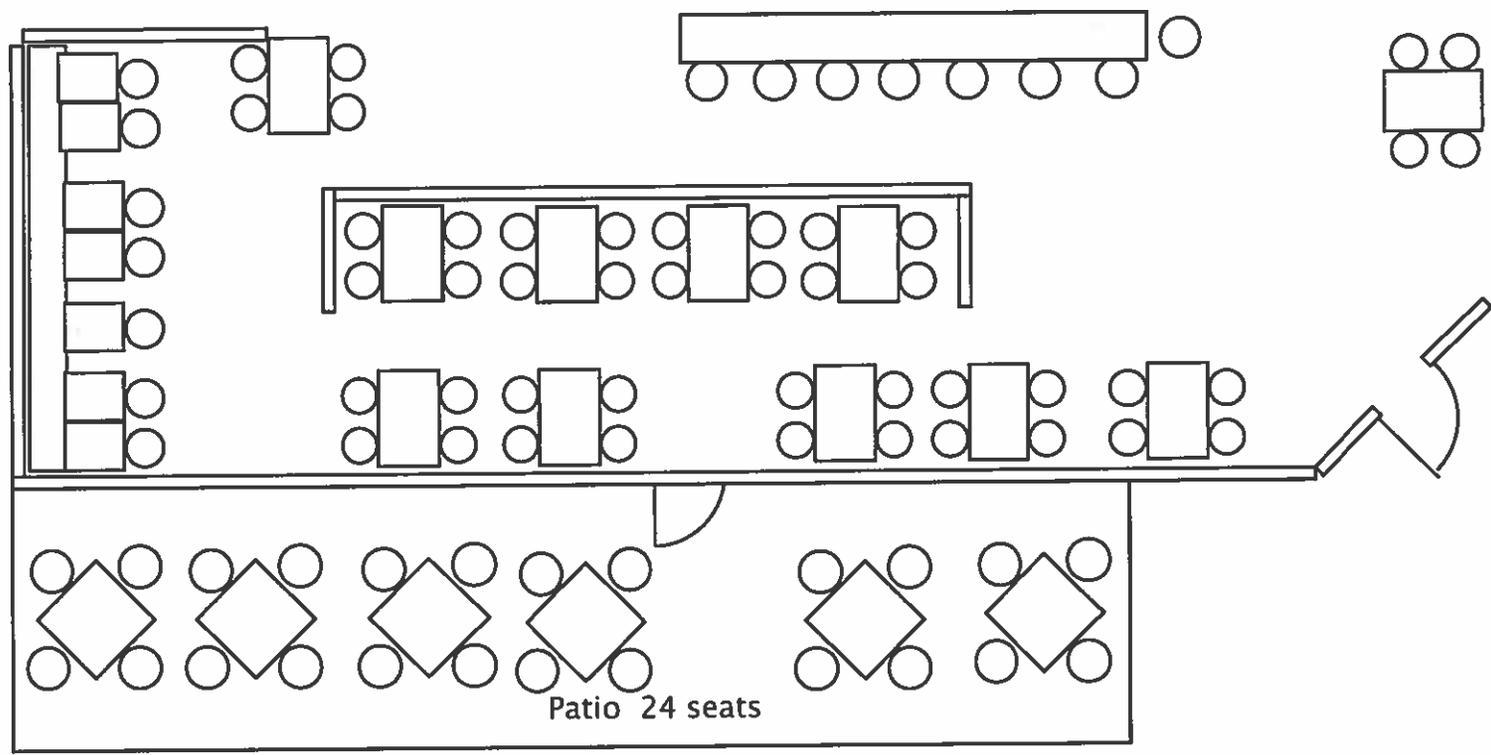
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PT Ole, LLC  
T/A Tequila and Taco  
540 John Carlyle St.  
Alexandria, Va.  
1/8" = 1'0"  
2.9.2018

95 seats Inside

