APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

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

[must use black ink or type]

PROPERTY LOCATION: 2307A Mount Vernon Ave Alx 22301

TAX MAP REFERENCE: 34.02 **ZONE:** CL

APPLICANT

Name: Nicole Jones

Address: 129 S. Fairfax Street Alx VA 22314

PROPERTY OWNER

Name: Ray ~~Mahmood~~ (Mahmood)

Address: 700 N. Washington St Alexandria VA 22314

SITE USE:

Business Name: **Current:** Happy Tart **Proposed (if changing):** Bagel Up NHV (Mac + Toad, LLC.)

[✓] **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.

Nicole Jones
Print Name of Applicant or Agent

Signature

129 S. Fairfax Street
Mailing/Street Address

678 849 7896
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

cnet@stompdelray.com
Email address

2/5/19
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 # 2016 -0055

Date approved: 10 / 04 / 2016
month day year

Name of applicant on most recent special use permit Emma Czech / Happy Tart

Use Restaurant Use

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.)

Gluten Free Bakery - retail + crepes, quiche, salads, coffee, wine cellar with 40 seats inside and 20 seats outside carry + counter. No delivery. Up to 5 employees. Limited odors and noise. The majority of food prep occured at Falls Church location. Staff parking is around the street and two spaces for customers on street out front.

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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)

We are proposing a Bagel shop w/ counter service and to-go only food. Menu includes 6 types of bagels, cream cheeses, sliced tomatoes & onions + sprouts. We will offer smoked fishes and cured salmon procured from established vendors (not made on site). We will offer local drip coffee. After 6 months, during the spring and fall we will offer a rotating option of family friendly meals to be enjoyed outside on the 20 patio seats. Items such as Hot Dog night, Grilled Cheese Night, taco night. All food service will terminate at 9pm during these special events. The remainder of the year hours of operation will be 7am to 3pm daily - closed on Tuesdays. We will abide by the current SUP parking restrictions. We ~~[illegible]~~ will have 5 employees on site. Bagels do not produce noise or odors. As food is all to go, customers will not linger or produce any additional noise + parking will be incredibly short term

we plan to have 1 beer + 1 wine available @ TIME

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4. **Is the use currently open for business?** ☐ Yes ☒ No

If the use is closed, provide the date closed. 01 / 31 / 2019
month day year

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

we only need to change the hours.

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

Current Hours:	Proposed Hours:
11 am - 9pm M-Th	7am - 3pm ~~M-Th~~ M-W
11 am - 10pm Friday	7am - 10pm Th - Sat
9am - 10pm Sat	8am - 4pm* Sun
9am - 6pm Sun.	

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:
5	5

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.

we plan to bring in a new mixer, a new boiler and a small electric oven

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

we will not sell alcohol for the first 6 months ~~after we will have~~

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10. Is off-street parking provided for your employees? [✓] Yes [ ] No
If yes, how many spaces, and where are they located?
3 spaces located at 1804 Mt Vernon Ave.
Salvation Army

11. Is off-street parking provided for your customers? [X] Yes ____ No
If yes, how many spaces, and where are they located?
2 - out front 2304 Mt Vernon Ave

12. Is there a proposed increase in the number of seats or patrons served? [ ] Yes [X] 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 [X] 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 [X] 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 [X] Lessee
[ ] other, please describe:_____

16. The applicant is the (check one) [X] Current business owner ____ Prospective business owner
[ ] other, please describe: _____

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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:

Mac + Toad, LLC operating as Bagel Uprising

Nicole Jones
129 S. Fairfax Street
Alexandria VA 22314
50% member/partner

Chad Brckinridge
307 E. Howell Ave
Alexandria VA 22301
50% member/partner

leasing the property.