



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership       Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 305 S Washington Street

TAX MAP REFERENCE: 074.04-02-05 ZONE: CD

### APPLICANT

Name: Michael Strutton

Address: 307 S Washington Street

### PROPERTY OWNER

Name: Francesco Abbruzzetti

Address: 1604 Boyle Street

SITE USE: Restaurant

### Business Name:

**Current:**

**Proposed (if changing):**

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.

Michael Strutton

Print Name of Applicant or Agent

305 S Washington St

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

804-896-3729

Telephone #

Fax #

michael@latrattoriaoldtown.com

Email address

2-26-19

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 # 2017-0075

Date approved: August / 10 / 2017  
month day year

Name of applicant on most recent special use permit Old Town Trattoria

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.)

305 S Washington is in use as an existing restaurant space...this restaurant has been in operation for decades a staple of the neighborhood. We have indoor seating for 118 patrons and outdoor dining for 8 patrons. We employ about 8 staff members depending on the season. Parking is available on street and behind our building per our 2017 agreement in our change of ownership SUP. We have had no violations of our permit during our current ownership, and we always comply with our SUP conditions. We are a small, family owned and operated Italian restaurant, and a neighborhood favorite.

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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 request the following changes, which we believe will have minimal impact or change from our existing SUP conditions.

1. Extend our opening hours from 10am to 8am each day. We ensure this will have no additional impact on noise or area disruption. Parking will be a non factor as the majority of our morning customers will be walkers. The street parking available in the mornings around our restaurant is always plentiful in availability anyway. Our block contains many businesses that are open this early, and there is minimal impact. This change in hours is vital for us expanding our product line for morning business.

2. We are requesting to add 8 outdoor seats to our SUP. This restaurant has historically operated with 16 seats outside due to lack of SUP conditions prior to 1993, or ~~miscommunication by the previous owner and the city. We have more than enough space for this seating, and this addition will have no impact whatsoever on our area. We would be willing to reduce our indoor seating of 118 by these 8 seats if necessary. Our block is beautiful and people want to sit outside in warm weather. Having 16 seats outside is vital to our business. We would not be making any changes to our structure or logistics to add these seats. The outdoor dining space of our restaurant is plenty large enough to support 16 seats. The majority of the time this restaurant has been in existence, 16 seats have been used and there have been no problems with that scenario.~~

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.

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

Current Hours:  
10am to 1am Daily  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Hours:  
8am to 1am Daily  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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

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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?  
Behind the Inova building / our block per our 2017 SUP amendment.

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

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:               |
| <u>8 outdoor seats</u> | <u>16 outdoor seats</u> |
| _____                  | _____                   |
| _____                  | _____                   |
| _____                  | _____                   |

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 Strutton, Alexandria, VA (47.5%)

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Alain Bolliger, Alexandria, VA (35%)

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William White, Alexandria, VA (17.5%)

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All members of Old Town Trattoria LLC, current SUP holder

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