



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 215 S. Union Street Alexandria, VA 22314
TAX MAP REFERENCE: 075 **ZONE:** W-1

APPLICANT

Name: American Real Estate and Investment, LLC / Cafe Du Soleil (DBA)
Address: 1607 Shenandoah Road, Alexandria, VA 22308

PROPERTY OWNER

Name: George W. and Agnest G Spicer
Address: 5714 Tremont Drive Alexandria, VA 22303

SITE USE: Coffee Shop and Bistro

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.

Nahom Debessay
Print Name of Applicant or Agent
215 S. Union Street
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Signature
703-868-6153 N/A
Telephone # Fax #
cafedusoleilva@gmail.com
Email address
June 3, 2019
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

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 business (Cafe Du Solieil) requests amendment to the special use permit # 2018-0086 (Section III, No.7, Pg 7) to allow the sale and consumption of alcohol (Beer and Wine only) on and off-premises.

The request for the for the transfer of special use permit for the operation of a retail coffee and crepe shop. The business, Cafe Du Soleil would make and sell coffee and related items, juice, casual food (sandwiches, Salads, crepe, pie, and local beers and wine). There is a hand sink, three compartment sink for kitchen use and existing counter. There will be new equipment required since the property has not existing equipment. New equipment purchase includes freezer, refrigerator, over, crepe machine, expresso machine and

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

If the use is closed, provide the date closed. 03 / 31 / 2019
month day year

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

Sale of beer and wine on and off-premises

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:

one to two employees per day

two to four employees per day

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.

Renovation - Modify and extend current counter and add shelvings for display and storage.

Equipment - Refrigerator, freezer, Oven, Espresso Machine, Crepe Machine

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

Sale of beer and wine on and off-premises.

10. **Is off-street parking provided for your employees?** Yes No
If yes, how many spaces, and where are they located?

11. **Is off-street parking provided for your customers?** _____ Yes 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:

_____	_____
_____	_____
_____	_____

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:

Applicant / Business name: American Real Estate and Investment, LLC / 100% Ownership

DBA: Cafe Du Soleil

Owner / Agent: Nahom Debessay

1607 Shenandoah Road Alexandria, VA 22308

703-868-6153

cafedusoleilva@gmail.com

Property: George Spicer and Agnes Spicer / 50% each ownership

5714 Tremont Ct., Alexandria, VA 22308

