



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 672 South Pickett Street (parcel: 660 South Pickett Street) Pickett St. Plaza

TAX MAP REFERENCE: 067.02-02-19 **ZONE:** CG

APPLICANT

Name: Tsedey, LLC A Virginia Limited Liability Company (represented by Mark Orndorff, Esq.)

Address: 672 South Pickett Street, Alexandria, VA 22304

PROPERTY OWNER

Name: Pickett Square-R, LLC, a Delaware Limited Liability Company

Address: 4350 East-West Hwy., Suite 500, Bethesda, MD 20814

SITE USE: Restaurant and Grocery

Business Name: Current: Tsedey Restaurant 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.

Tsedey, LLC by Lijalem Kassa, Manager Member
Print Name of Applicant or Agent
672 South Pickett Street
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

Lijalem Kassa
Signature
571-357-9270
Telephone # Fax #
tadese01@gmail.com
Email address
7/30/2020
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 # 2019-0077

Date approved: 11 / 20 / 2019
month day year

Name of applicant on most recent special use permit Tsedey, LLC

Use Restaurant and Grocery

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 premises has been used as a restaurant with 45 seats and a grocery with ABC off premises sales since 2013. See SUP#2013-0094. Tsedey LLC purchased the business and operated the business since August, 2019 without any change in operations under SUP2019-0077.

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 grocery operation of Tsedey LLC has been moved a few doors down in the same parcel/strip shopping location to 668 S. Pickett St. and Tsedey LLC wants to change the mixed grocery/restaurant use solely to a sit-down Ethiopian cuisine restaurant with a 60-seat capacity and with ABC - wine, beer, mixed beverage on.

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:

- 1. sole use to restaurant with 60 seat capacity _____
- 2. ABC on - mixed beverage, wine & beer _____

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.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes _____ No

If yes, describe proposed changes:
current SUP use is ABC wine beer off. Proposed use is wine, beer & mixed beverage
on.

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

11. Is off-street parking provided for your customers? Yes No
 If yes, how many spaces, and where are they located?
 Per current SUP- 12 spaces in shared parking lot.;shared parking lot

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:
 45 seats
 5 counter seats
 40 table seats

Proposed:
 60
 9 counter seats
 51 table 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.

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:

Tsedey, LLC, a Virginia Limited Liability Company d/b/a Tsedey Restaurant.

there are two (2) Members:

1. Kassa Lijalem Mekonnen, 3456 Brookville Lane, Woodbridge, VA 22192; Member 50% and Manager

2. Deyas Asamenen Mulugeta, 3456 Brookville Lane, Woodbridge, VA 22192; Member 50%

amended sup scan

Final Audit Report

2020-07-30

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