



APPLICATION SPECIAL USE PERMIT

Change of Ownership

Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 529 Montgomery Street Alexandria 22314 (Montgomery St central to block)

TAX MAP REFERENCE: _____ ZONE: CDD #25

APPLICANT

Name: Old Town Coffee LLC. d/b/a St Elmo's Coffee Pub
Address: 1707 Osage St, Suite 202, Alexandria VA 22302

PROPERTY OWNER

Name: Giant Alexandria E & A, LLC
Address: 1221 Main St Suite 1000, Columbia SC 29201

SITE USE: Mixed use development, including restaurants

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.

Larry Ponzi

Print Name of Applicant or Agent
1707 Osage St STE 202

Mailing/Street Address
Alexandria VA 22302

City and State _____ Zip Code _____

[Signature]
Signature
571-235-5994

Telephone # _____ Fax # _____
lponzi@gmail.com

Email address _____
6-5-2020

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 # 2016-0001

Date approved: 03 / 12 / 2016
month day year

Name of applicant on most recent special use permit Giant Alexandria, E & A, LLC

Use Umbrella SUP for multiple uses, including a 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.)

~~As part of the zoning approvals for the 530 First St mixed use development, the City Council approved Umbrella Special Use Permit 2016-0001 to permit certain SUP uses in the building subject to conditions set forth in the staff report. The conditions further require tenants meeting certain criteria, including restaurants, to obtain a discrete special use permit through an administrative change of ownership SUP to enable the city to track the conditions associated with the particular tenant and ensuring that the tenant is the entity responsible for compliance with those conditions. St Elmo's Coffee Pub will comply with the approved conditions and we are not seeking any amendments.~~

Minor Amendment - please allow us to have an outdoor Patio Service + Seating

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 not proposing any amendments to the existing conditions of SUP 2016-0001

- add an outdoor patio -

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~~
We would like to have an outdoor patio for seating people outside

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.
the applicant is requesting change of ownership to fixture a new restaurant in a new tenant space. This SUP was approved in conjunction with DSUP 2015-0019. Please see attached exhibit for proposed draft layout

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

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
parking Available on site per DSUP 2015-0019

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?
On Site per DSUP 2015-0019

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:
841 seats are approved in this
project per DSUP. We will have
less than 80 inside and
20 outside

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: the applicant currently operates ST Elmo's in Del Ray

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.

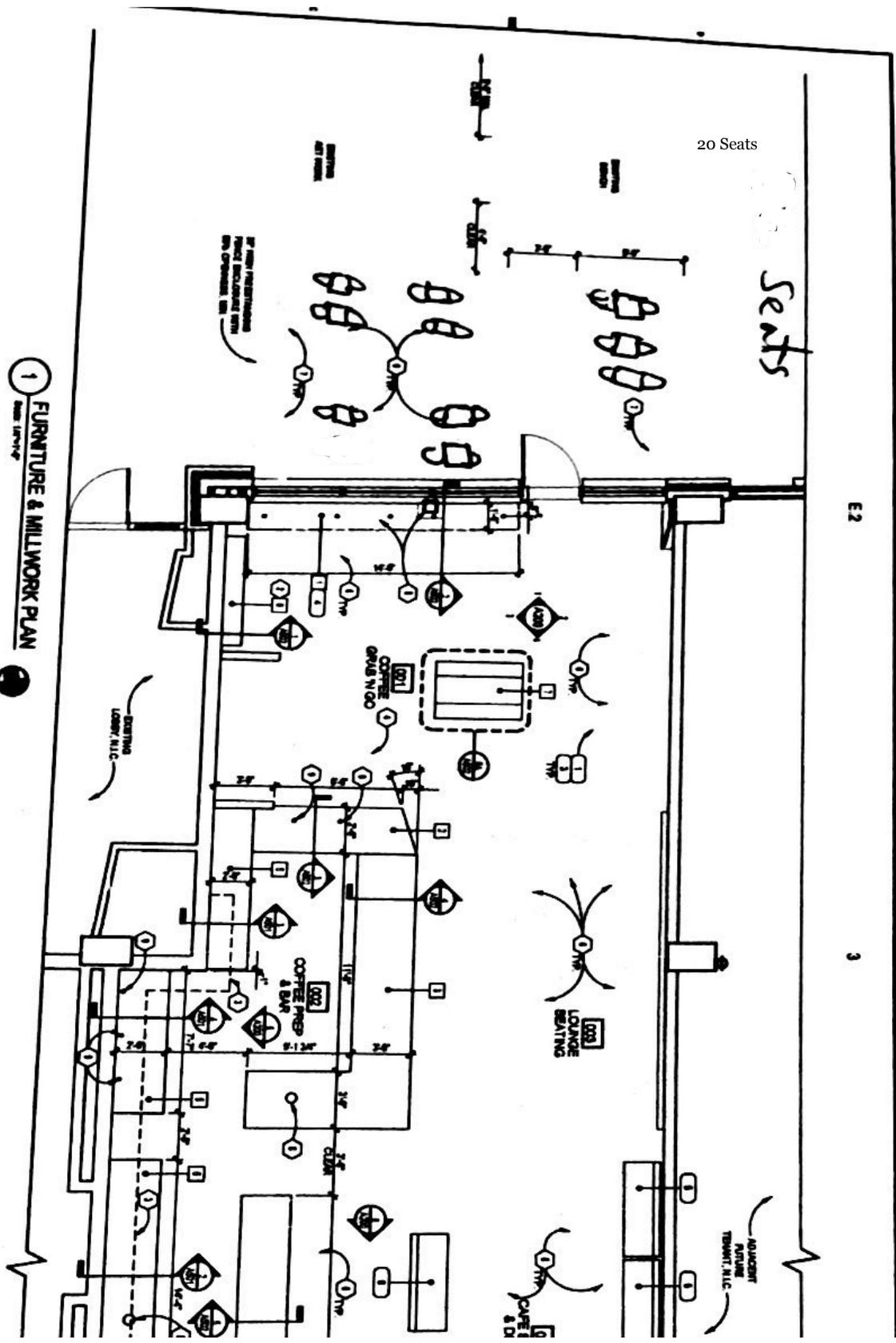
For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Larry Ponzi. 50%. 411 West Windsor Ave Alexandria VA 22302

~~Christine Ponzi 50%. 411 West Windsor Ave Alexandria VA 22302~~

Outdoor Seating Plan



PROPERTY OWNER'S AUTHORIZATION

As the property owner of 530 FIRST STREET, I hereby
(Property Address)

grant the applicant authorization to apply for the RESTAURANT (COFFEE SHOP) use as
(use)
described in this application.

Name: GIANT ALEXANDRA E & A, LLC
Please Print

Phone 202/902-2677

Address: 1221 MAIN ST., SUITE 1000, COLUMBIA, SC
29201

Email: GSMART@EDENS.COM

Signature: 
GEOFF SHARPE, VICE PRESIDENT

Date: 10/15/2019

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

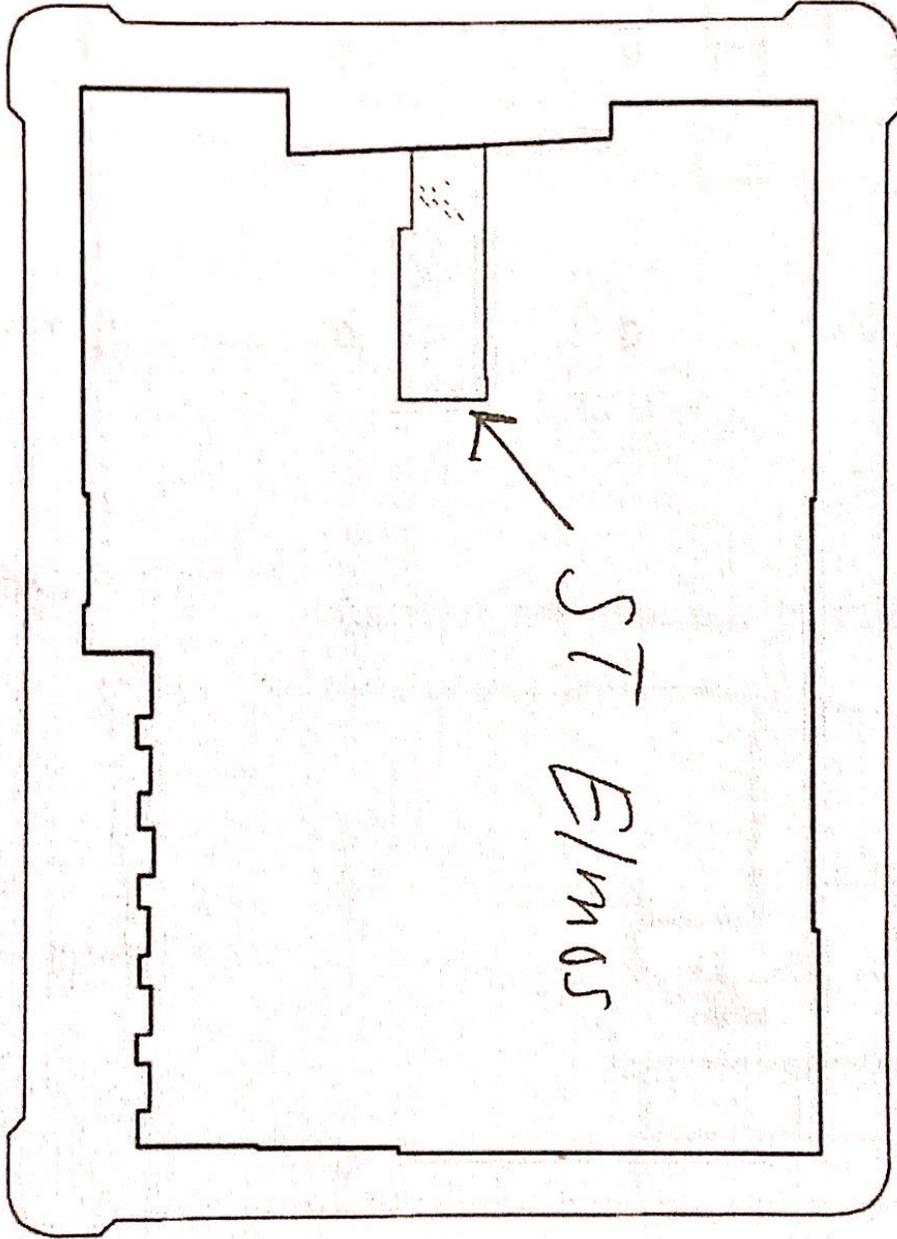
Lessee or

Other: _____ of the subject property.

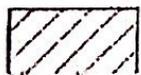
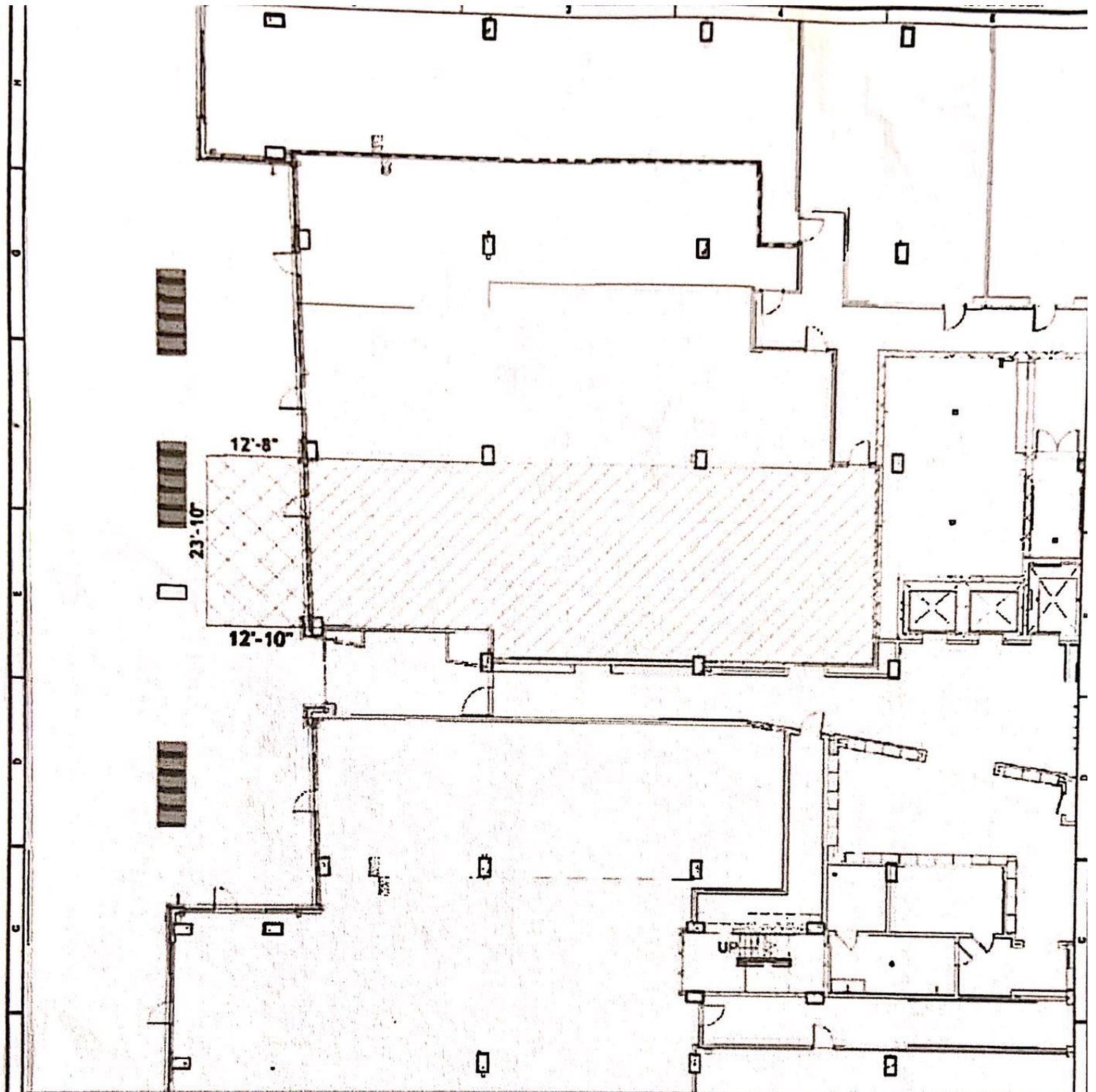
State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

SHOPPING CENTER
PREMISES

← Montgomery →



← ST Assaph →



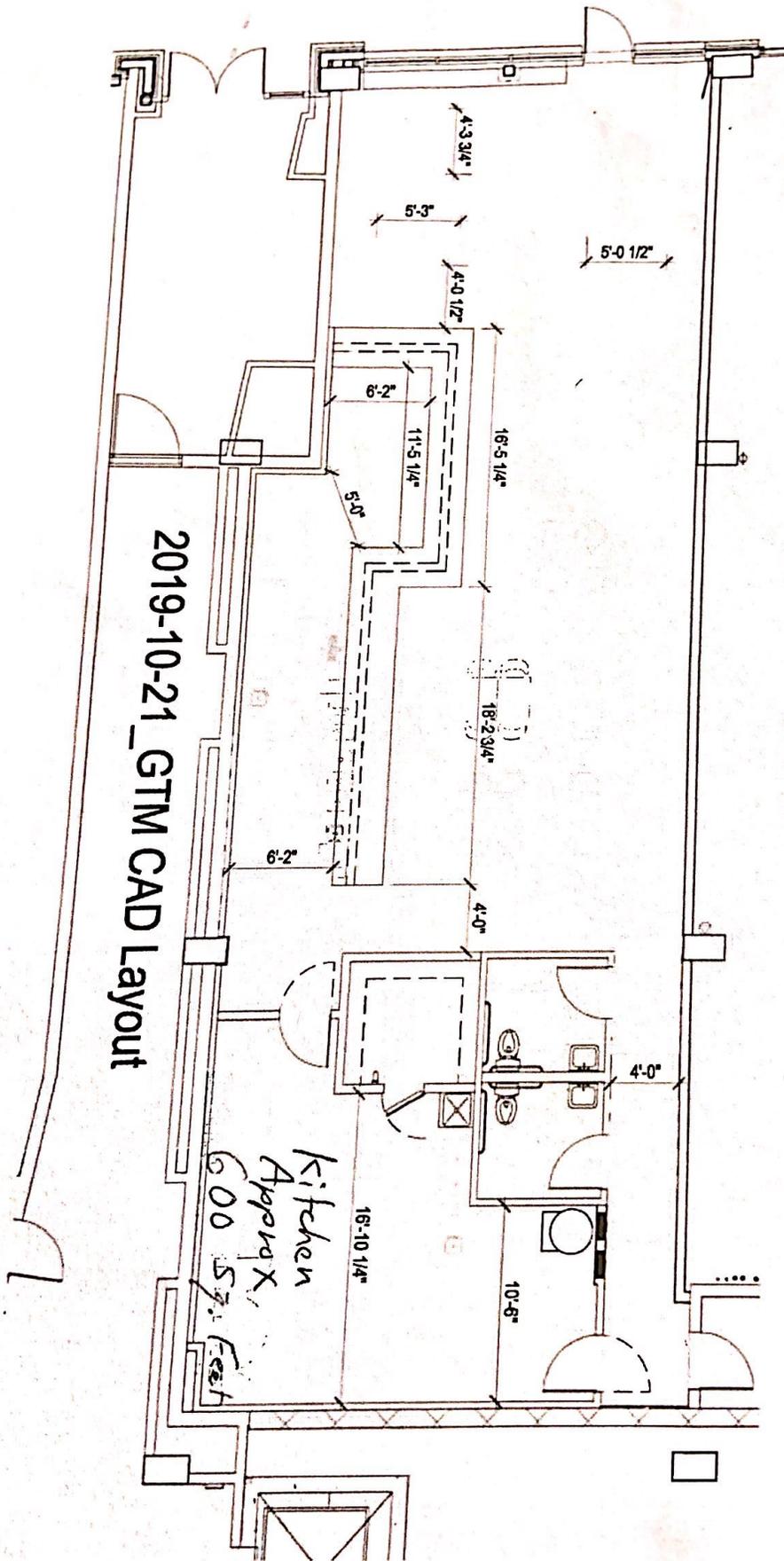
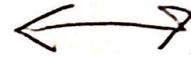
PREMISES



OUTDOOR SEATING

Montgomery

Outdoor Seating



2210 Sq. Feet total



Department of Planning & Zoning
Administrative Special Use Permit New Use
Outdoor Dining Supplemental

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

PART OF APPROVED INDOOR RESTAURANT



Outdoor dining must be connected to an approved indoor restaurant.

What restaurant is the outdoor dining connected to?

HOURS



The hours of operation for the outdoor dining must be the same as permitted for the indoor restaurant, unless there is a neighborhood standard for a different time. In the NR (Arlandria), Mount Vernon Avenue Overlay and West Old Town neighborhood areas, outdoor dining shall be closed and cleared of all customers by 10pm Sunday through Thursday and by 11pm Friday and Saturday.

What are the proposed hours for the outdoor dining?

Sunday - Thursday 8 am to 9:30 Pm and Friday,
Saturday 8 am to 10:00 PM

LOCATION ON PRIVATE PROPERTY



Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property?

YES

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk?

Will place
discreet
Markers

NUMBER OF SEATS



Only 20 seats may be located at outdoor tables in front of the restaurant.

How many seats will be included in the outdoor seating?

20

ALCOHOL SERVICE



Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.

Is on-premise alcohol service proposed?

YES

OUTDOOR DINING PLAN



Please submit a detailed plan with your application

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.