APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

[✔] Change of Ownership [ ] Minor Amendment

[*must use black ink or type*]

PROPERTY LOCATION: 1603 Commonwealth Avenue

TAX MAP REFERENCE: 043.01-05-17 ZONE: CL

APPLICANT

Name: Washout ,LLC

Address: 7000 Elkton Dr. Springfield, VA. 22152

PROPERTY OWNER

Name: Alperstein Asner Partnership

Address: 55 E 87st. Apt 14B New York, NY. 10128

SITE USE: Restaurant

[✔] 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.

Jeremy Barber
Print Name of Applicant or Agent

Signature

7000 Elkton Dr.
Mailing/Street Address

703.851.3270
Telephone # Fax #

Springfield, VA. 22152
City and State Zip Code

jparlay12@gmail.com
Email address

12-11-2015
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 # 97-0043

Date approved: 05 / 17 / 1997
month day year

Name of applicant on most recent special use permit Alexandria Food Company, LLC

Use Reastaurant

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.)

~~Restaurant operated within the requirements of SUP 97-0043~~

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)

no proposed changes to current SUP conditions. This is an application for change of ownershipto sublessee Washout, LLC.

We Plan on Operating a restaurant that is primarily Neighborhood focused with a Seasonal Outdoor Patio.

Special Use Permit #_____

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:
No changes to current approval.

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

Current Hours:	Proposed Hours:
Sun-Thurs 7a-11p	Same
Fri-Sat 6a-12:30 AM	

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:
No changes to current approval.	15 (Same as Current)

8. Will there be any renovations or new equipment for the business? X Yes ____ No
If yes, describe the type of renovations and/or list any new equipment proposed.
Minor renovations to dinning room. No new equipment.
Taking 10 Seats from Dining Room and adding 10 Seats to the Bar Area

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

Special Use Permit #_____

10. Is off-street parking provided for your employees? ☐ Yes ☑ No
If yes, how many spaces, and where are they located?
No changes to current approval.

11. Is off-street parking provided for your customers? X Yes ____ No
If yes, how many spaces, and where are they located?
No changes to current approval.

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 (10%) 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:

Membership intrest in the applicant, Washout, LLC is as follows:

~~30% Jeremy Barber, 7000 Elkton Dr. Springfield, VA. 22152~~
30% Justus Frank, 8464 Blue Oak Ct. Springfield, VA. 22153
~~30% Timothy Irwin, 3819 Brighton Ct. Alexandria, VA. 22305~~
10% Bruce Sheaffer, 8145 Halleck Pl. Springfield, VA 22151

Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

1) The applicant is not requesting a change in the conditions of the special use permit;
2) there have been no substantiated violations of the special use permit conditions;
3) there are no changes proposed or anticipated in the operation of the use involved;
4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will to continue to comply with the special use permit conditions.

Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

1) Hours of operation;
2) number of seats;
3) number of employees; visitors of customers; or
4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

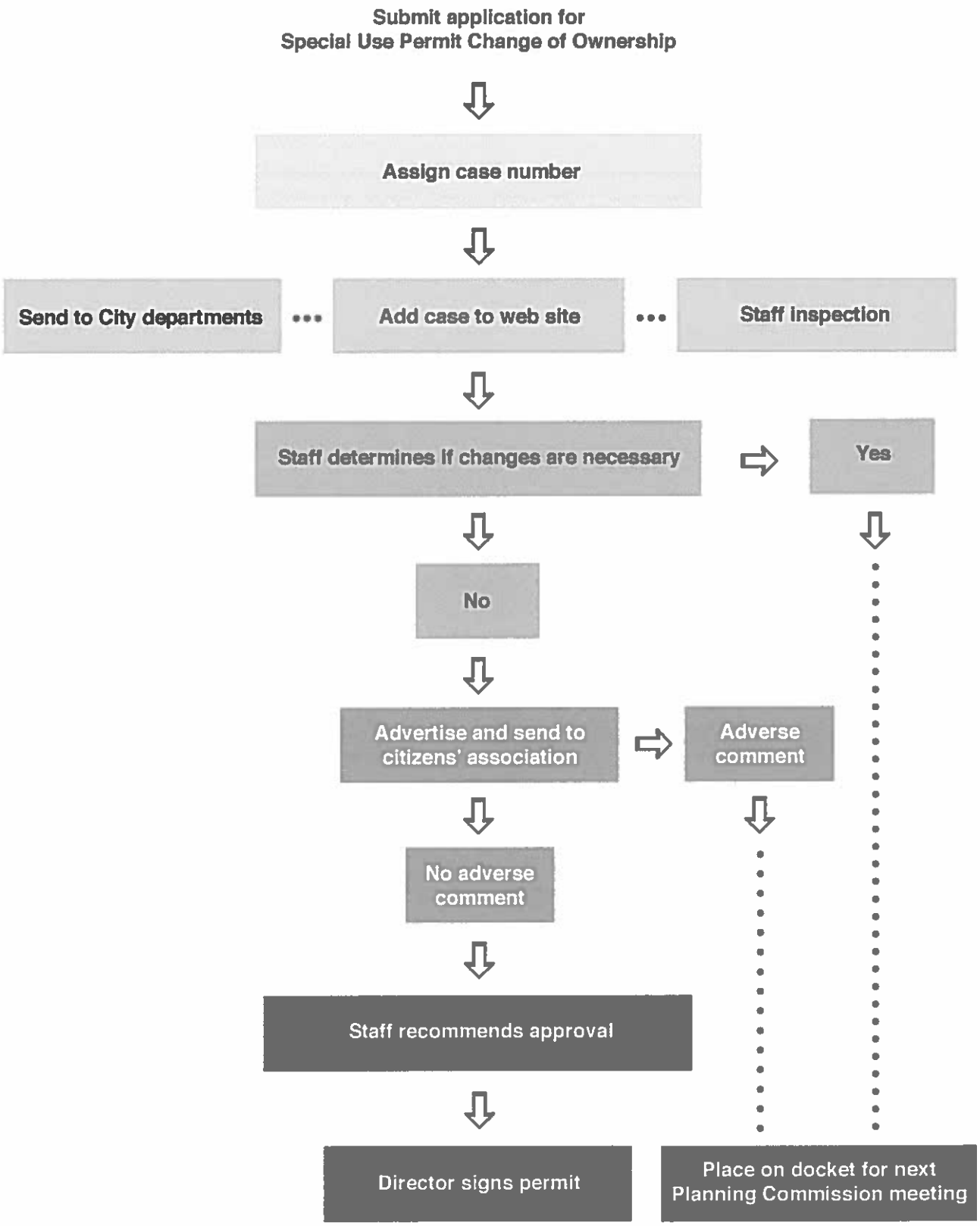
1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

PROCESS FLOW CHART: Change of Ownership SUP



Sara Brandt Vorel

From: Jeremy Barber <jeremysb79@gmail.com>
Sent: Friday, December 11, 2015 1:45 PM
To: Sara Brandt Vorel
Subject: Re: SUP for 1603 Commonwealth Ave
Attachments: Scan 15.jpeg

Hi Sara, Thank you again for your time earlier today. I have attached my "best" drawing of the floor plan as I can see it going. I hope it is ok. Also the square footage is approx. 3000, that number is from the current tenant. And there are 20 parking spaces in the lot. He did say there used to be 21 but the city took one away for a necessary dumpster. Please let me know if you have any further questions/concerns.

Best,
Jeremy Barber

On Tue, Nov 10, 2015 at 4:04 PM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

Hi Jeremy,

As mentioned on the phone today the current SUP for Monroe's Café at 1603 Commonwealth Ave does not have a distinction for the interior seats between a dining area and bar use. So if you are doing a small one-to-one transfer (you mentioned under 10 seats) of seats from the dining room to bar it would not trigger a Minor Amendment for your SUP.

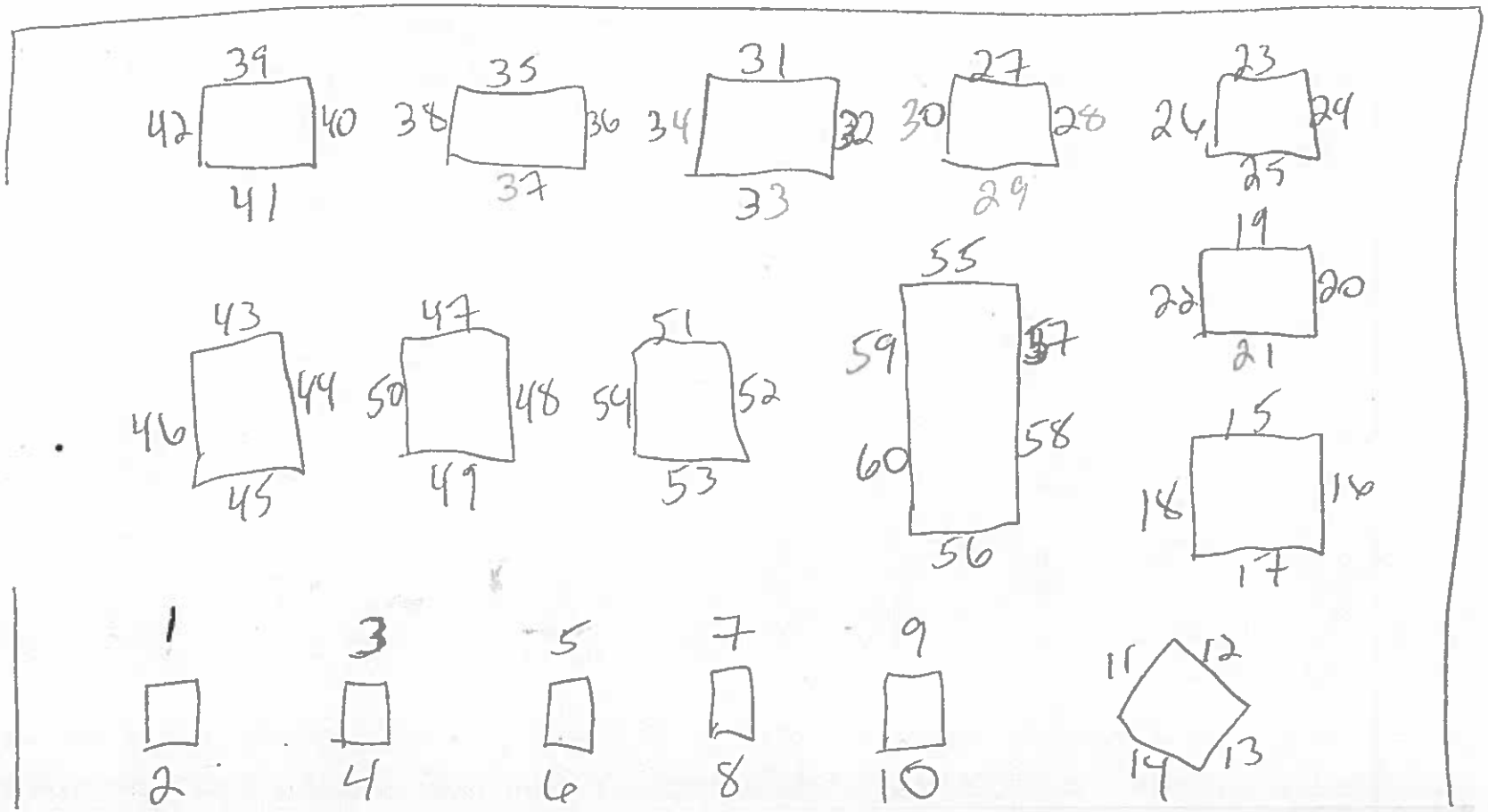
I've attached the existing SUP for the business to this email for your review. If you know you are going to submit an SUP for a change of ownership this is also an opportunity to review the existing conditions and see if there are other conditions you may wish to change and just go through one review process (however this could take longer depending on the type of change requested). Please feel free to give me a call if there are any existing conditions that you would like to discuss.

Also, as you mentioned you were a first time business owner in the City of Alexandria I wanted to mention our Small Business Development Center as a possible resource as you go through this process. http://alexandriasbdc.org/ They have a range of resources and tools available to small businesses in the City.

Best,

Sara

Sara Brandt-Vorel

Total Seat: 80

Dining Room