



APPLICATION
SPECIAL USE PERMIT

Plan number
SUP2023-00102

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 5418 Duke St. Alex. VA - 22304
TAX MAP REFERENCE: 048.03-01-05 ZONE: CG

APPLICANT

Name: AZ PIZZA & CHEESESTEAK CORP.
Address: _____

PROPERTY OWNER

Name: Kamran Agha Amiri
Address: 5418 Duke St. Alexandria VA - 22304
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.

Azeh Kassa [Signature]
Print Name of Applicant or Agent Signature

Mailing/Street Address Telephone # 571 598 5609 Fax # _____

City and State Zip Code Email address azehkassa@gmail.com

11/28/2023
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 # 2019-0106

Date approved: 01 1 28 1 2020
month day year

Name of applicant on most recent special use permit Long Gate, LLC

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.)

The restaurant was operating as A1's pizza & cheese steak restaurant with both on site seating and delivery services, the working hours was Monday through Wednesday 9am - 9pm, and Thursday to Saturday 9am - 10pm. Use of parking for employees by Reynolds street and in the back of the restaurant on its own parking.

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 change will be as a trade name AJ's pizza & Cheese Steak, and as owner name AZ Pizza & Cheesesteak restaurant with both onsite seating and delivery services, the working hours will be from 6am to 10pm Monday through Saturday, and 6am to 9pm on Sunday's. The food we serve will be breakfast, lunch, and dinner. Use of parking for employees will be by Reynolds street and on the back of the restaurant.

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:

_____ Adding breakfast _____

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

Current Hours:

Monday - Saturday - 11am - 10pm
Sunday's 11am - 9pm

Proposed Hours:

Mon - Sat - 6am - 10pm
Sunday's 6am - 9pm

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:

4

Proposed Number of Employees:

6

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:

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
two (2) spaces, in the back of the restaurant
parking

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?
12 spaces, in the front and back of the
restaurant and spaces.

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

Proposed:
45 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:

<u>Azeb Kassa</u>	<u>Waineshet Abebe</u>
<u>5227 Mitchell St.</u>	<u>226 Eagle head Dr</u>
<u>Alexandria, VA-22312</u>	<u>Fort Washington MD 20744</u>
_____	_____
_____	_____
_____	_____
_____	_____
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