



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1404 King Street
TAX MAP REFERENCE: 064.03-12-13 ZONE: KR

APPLICANT

Name: Richard Kelly / HTC Property Management LLC
Address: 1404 King St Alex VA 22314

PROPERTY OWNER

Name: Richard Kelly / HTC Property Management LLC
Address: 1701 S. ARL Ridge Rd ARL VA 22202

SITE USE: Restaurnt

Business Name: Current: HARD Times CAFE 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.

Richard Kelly
Print Name of Applicant or Agent

[Signature]
Signature

1701 S ARL Ridge Rd
Mailing/Street Address

703-622-4260
Telephone # Fax #

ARL VA 22202-1626
City and State Zip Code

richkellyhtc@gmail.com
Email address

7/8/24
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
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 # 95-0025 98-0128 2002-0020

Date approved: 04 / 22 / 95
month day year

Name of applicant on most recent special use permit HARD TIMES CAFE

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.)

Restaurant with 118 seats opened 1980

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)

Add new 2nd floor outdoor porch with seating for 30, located in rear of the existing 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:

Increase Seating 118 Present 158 New

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.

Repair + Replace hood and beer system and
kitchen equipment, Add elevator, new fire
exit to rear from second floor.
Renovate bathrooms.

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?
17 behind building

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?
17 behind building

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: 118 Proposed: 158

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: Add Rear porch on new second floor
383 sq ft

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:

HARD TIMES CAFE, MTC PROPERTY MGT,
HT ACQUISITION INC

Owners

Richard J Kelly 50%

Cindy L MacIntyre 50%

2002-0020

New
Outdoor
2nd floor
porch
30 seats

NEW 30" DIA. WOOD 200
STAIRS FOR 1000'S @ 6.5"
- 10'0" 10'0" & 17' 7"
@ 17' 00"

SECOND FLOOR
2002-0020
26 OCCUPANTS
@ 15 SEATS
BLAZINGHAM
20 TABLE SEATS

26-10' EXIT ACCESS
32-0" COMMON PATH

SERVER & BLEND
STATION

WINE STATION
2100 001
1000 0000
@ 200 000000

WINE BAR
111 0000
1000 0000
@ 100 000000

EXIT DEPRESSION - 47-41

48-10' EXIT ACCESS
47-41 COMMON PATH

WINE TASTING

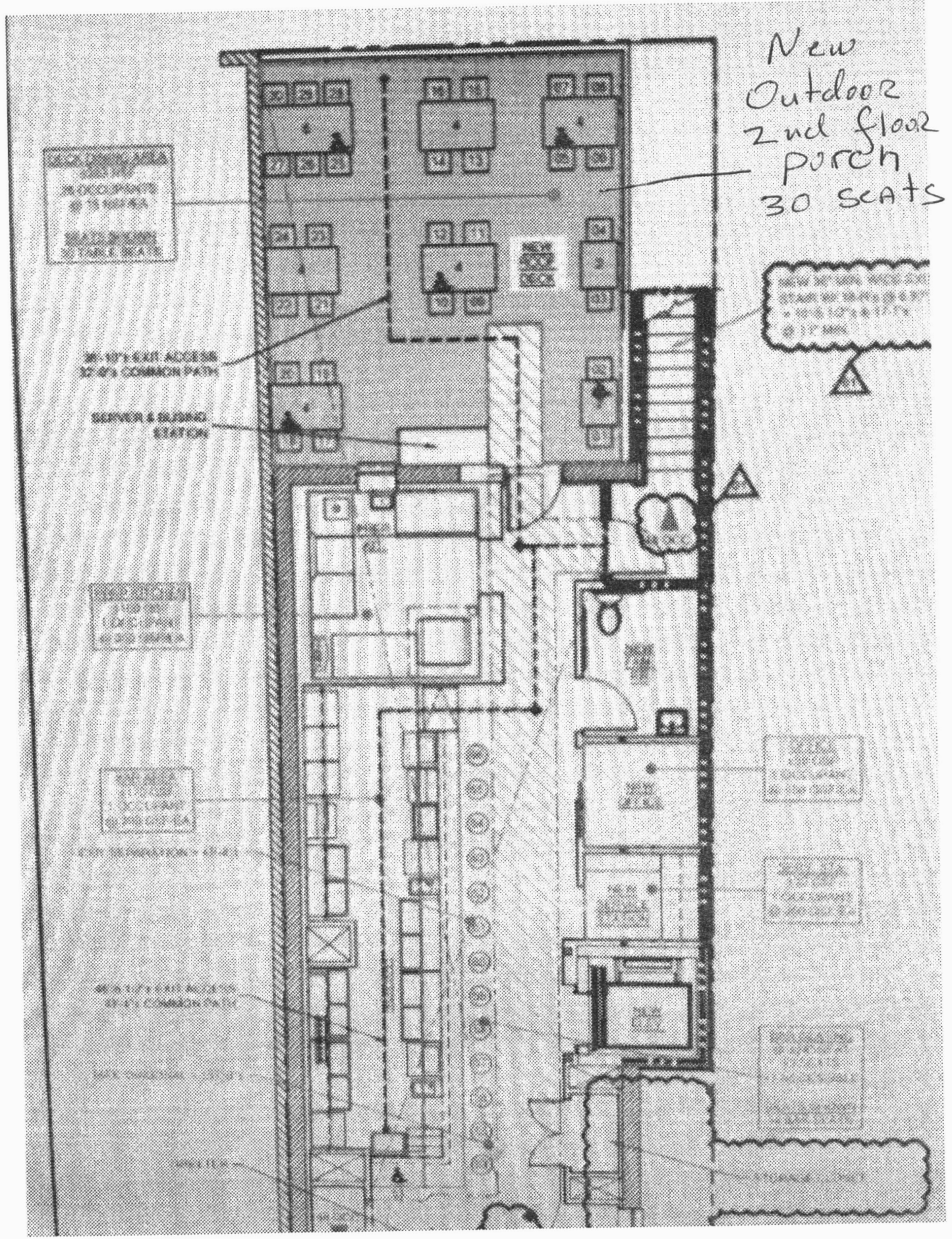
WINE BAR

WINE BAR
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STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P&Z)(SUP 95-0025) (SUP 1830)
2. Seating shall be provided for no more than 118 patrons. (P&Z)(SUP 95-0025)
3. No outside dining facilities shall be located on the premises. (P&Z)(SUP 95-0025) (SUP 1830)
4. The hours shall be limited to between 11:00 a.m. and 2:00 a.m., Monday through Saturday, and 11:00 a.m. and 12:00 a.m., Sunday. (P&Z)
5. No food, beverages, or other material shall be stored outside. (P&Z)(SUP 95-0025)(SUP 1830)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)(SUP 95-0025) (SUP 1830)
7. Condition deleted.(SUP 96-0137)
8. The applicant shall (a) provide a minimum of 17 off-street parking spaces in the lot behind the restaurant to accommodate restaurant patrons after the normal working hours in the evenings; (b) shall advertise such parking by posting notice at its restaurant and including such notice in any advertising; and (c) shall urge patrons who drive to use the space. (P&Z)(SUP 98-0128)
9. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)(SUP 95-0025)



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit # 2002-0020

Approved by City Council on: May 18, 2002

Permission is hereby granted to: H T Acquisition Inc.

to use the premises located at: 1404 King Street

for the following purpose: see attached report

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

6-12-2002

Date

E. P. Fogarty
Eileen P. Fogarty, Director
Department of Planning and Zoning