



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 1940 Duke Street

TAX MAP REFERENCE: 073.01-02-16 **ZONE:** CDD #1

APPLICANT

Name: Five Guys Enterprises, LLC

Address: 1940 Duke Street, 5th floor, Alexandria, VA 22314

PROPERTY OWNER

Name: I&G Direct Real Estate 25 LP

Address: 270 Park Avenue New York, NY 10017

SITE USE: Office

Business Name: **Current:** Five Guys **Proposed (if changing):** N/A

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.

Five Guys Enterprises, LLC By: Robert Brant

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22204

City and State Zip Code

Signature

7035284700

Telephone # Fax #

rbrant@thelandlawyers.com

Email address

10/17/2024

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 # 2007-0107

Date approved: 09 / 13 / 2008
month day year

Name of applicant on most recent special use permit Carlyle-Lane CFRI Venture 11, LLC, 1900 Ballenger, LLC, and Regent Partners, LLC

Use Carlyle Coordinated Sign Program

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 Applicant occupies a portion of the 6-story office building located at 1940 Duke Street in Carlyle. The space serves as the headquarters for Five Guys Enterprises, LLC. Upon occupying the space, Five Guys installed a non-illuminated building sign on the northern facade of the building facing Duke Street. The Applicant now proposes to amend Condition #6 of the Carlyle Coordinated Sign Program SUP to allow for the replacement of the existing sign with an illuminated sign.

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 proposes to amend Condition #6 of SUP2007-0197 to allow illuminated building signs above 35-feet for business and professional office uses.

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:

Amendment to Condition #6 of the Carlyle Coordinated Sign Program

(SUP2007-0107) to allow for business and professional office signage above 35-feet for

the building located 1940 Duke Street.

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:
N/A	N/A

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.

New illuminated wall mounted signage.

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

If yes, describe proposed changes:

N/A

10. **Is off-street parking provided for your employees?** Yes No
If yes, how many spaces, and where are they located?
N/A

11. **Is off-street parking provided for your customers?** Yes No
If yes, how many spaces, and where are they located?
N/A

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: _____
N/A N/A

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:

See Attached.

Statement of Justification

Five Guys Enterprises, LLC (the “Applicant”) is a tenant in the existing office building located at 1940 Duke Street (the “Property”) in the Carlyle neighborhood of Alexandria. The spaces now serves as the hequarters for the world-renowned Five Guys restaurant enterprise, following its relocation from Fairfax County to the City in 2023. The Property, which is part of the Carlyle Block C, is developed with 219,986 SF of office building that was constructed in 2003 in accordance with DSP#2000-040. The Applicant is requesting an Administrative Special Use Permit (“SUP”) to allow for a minor amendment to existing Condition #6 of the Carlyle Coordinated Sign Program SUP, to allow for illuminated signage above 35-feet for business and professional office uses.

The Property is subject to the Carlyle Coordinated Sign Program SUP (“CSP”), which was originally approved by City Council on September 13, 1997 (SUP#97-0074) and has been amended twice since. Most recently, in September 2008 City Council approved SUP#2007-0107 to allow for the amendment and addition of new conditions that would permit more creative and appropriately scaled signs for the area. This approval led to the addition of Conditions 5, 6, 7 and 9, and the amendment of Conditions 4 and 8.

With this application, the Applicant seeks to amend Condition #6 to allow for the administrative approval of illuminated signage for professional office uses. Currently, Condition #6 permits illuminated signage above 35-feet, but only for hotel uses, and provided that the illumination does not have an adverse impact on adjoining residential uses, parks or roadways. As shown in the attached plans the proposed signage will be similar in size, scale and location to the existing signage already in place. The proposed signage will contain approximately 100.27 SF and will be illuminated by a reverse lit Halo light system. As illustrated on the submitted drawings, the now illuminated sign will be located on the top floor of the building facing Duke Street. There are no residential uses in the vicinity of the building.

The proposed signage will not face any residential properties and the size and location of the sign will not have an adverse impact on any nearby parks or Duke Street. The Applicant’s proposal would allow for enhanced visibility for the Applicant, and other business and professional office tenants within Carlyle without negatively impacting residential, park or roadway areas.

I&G Direct Real Estate 25 LP
270 Park Avenue
New York, NY 10017

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File for an Administrative Special Use Permit
1940 Duke Street, Tax Map ID 073.01-02-16 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, I&G Direct Real Estate 25 LP hereby consents to the filing of an Administrative Special Use Permit application for an amendment to certain conditions of the Carlyle Coordinate Sign Program and any related requests by Five Guys Enterprises, LLC.

Very Truly Yours,

I&G DIRECT REAL ESTATE 25 LP

By: Tara Andrews

Its: Authorized Signatory

Date: 09/25/2024



FIVE GUYS ENTERPRISES LLC

1940 Duke Street, 5th Floor

Alexandria, Virginia 22314

703-339-9500

www.fiveguys.com

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314


Re: Authorization to File for an Administrative Special Use Permit
1940 Duke Street, Tax Map No. 073.01-02-16 (the "Property")

Dear Mr. Moritz:

Five Guys Enterprises LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an Administrative Special Use Permit to amend certain conditions of the Carlyle Coordinate Sign Program and any related requests.

Very truly yours,

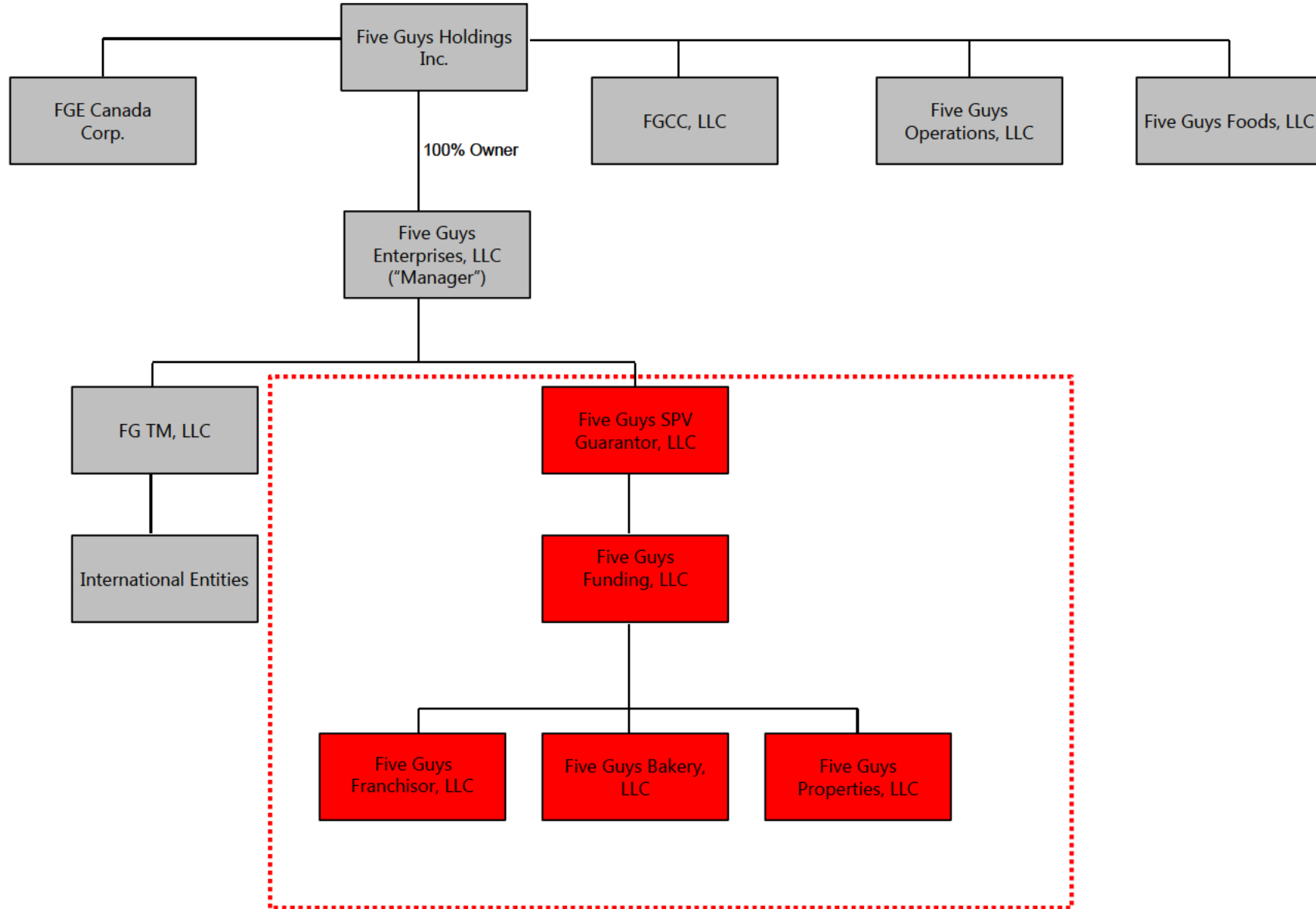
Five Guys Enterprises LLC

By: 

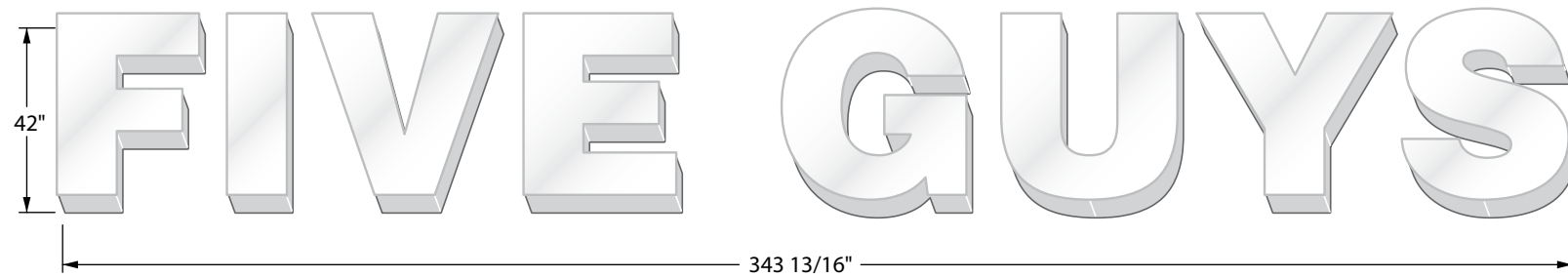
Its: Secretary/Treasurer

Date: 10/3/2024

FIVE GUYS



HALO LIT CHANNEL LETTERS SPECIFICATIONS - NO BACKER



VOLTAGE

120 Volts

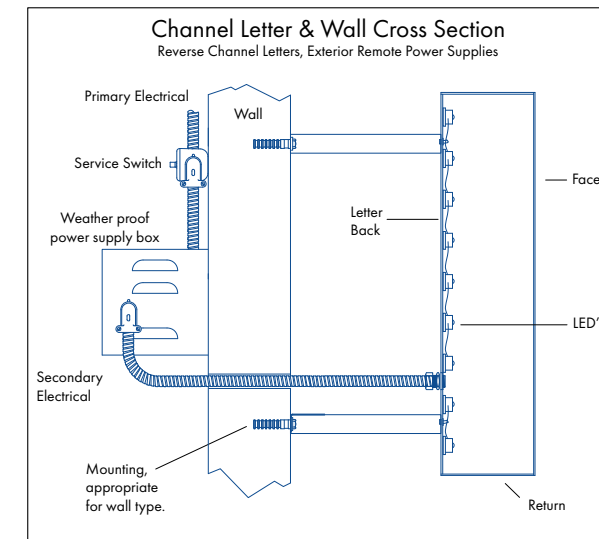
277 Volts

Survey Needed

Detailed survey of existing location required prior to beginning manufacturing.



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SECTION A

Drawing Scale: 3/8" = 1'
As shown on a 17" x 11" Tabloid



DESCRIPTION

A

Scope of Work : Manufacture and install (1) set of halo lit channel letters as shown.

Letters : Fabricated aluminum, routed .090" faces, .063" x 5" tall returns, welded construction, seams sealed from inside.

Letter Backs : Routed 3/16" clear polycarbonate, letter backs mounted 8" off from wall with 1"x1" aluminum tubing, prepped and painted to match existing wall color.

Letter Finish : Letter interiors primed "White" to reflect light, exteriors painted to match MAP Satin "White".

Lighting : Letters internally lit using Hanley PF 3120 "White" LED light modules.

Electrical : 120volt, UL listed & labeled, LED power supplies remotely mounted inside of building.



Sign to be centered on elevation as shown

CLIENT :

Five Guys

JOB LOCATION :

Alexandria, VA

SALESMAN :

Matt Stried

DESIGNER :

Ryan Fullerton

REVISION HISTORY :

Initial Drawing Release

A	DATE	REQUESTED BY	UPDATED BY
	5-9-22	MS	SB

General Revision

B	DATE	REQUESTED BY	UPDATED BY
	5-27-22	MS	SB

General Revision

C	DATE	REQUESTED BY	UPDATED BY

General Revision

D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL :

INITIAL	DATE

CLIENT SIGNATURE :

	DATE

09180-04b

Revision 01

10-16-24