



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 1600 King Street Alexandria, VA 22314

TAX MAP REFERENCE: 063.04-09-21 **ZONE:** KR/OCH

APPLICANT

Name: Morning Glory Alexandria, LLC

Address: 1877 N. Rock Rd., Wichita, KS 67206

PROPERTY OWNER

Name: Alexandria LW Hotel Associates, LP

Address: 8100 E. 22nd St. N Bldg 500, Wichita, KS, 67226

SITE USE: Restaurant

Business Name: **Current:** BRABO Brasserie **Proposed (if changing):** HomeGrown A Daytime Eatery

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.

Morning Glory Alexandria, LLC By: M. Catharine Puskar

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22204

City and State Zip Code

Signature

703-528-4700

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

10/25/2024

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 # SUP2024-00050

Date approved: 08 30 2024
month day year

Name of applicant on most recent special use permit Alexandria LW Hotel Associates, L.P.

Use Change of ownership

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.)

There is currently a hotel with two restaurants and a spa on the Property. The full restaurant was approved for a maximum seating of 106 seats for patrons while occupying 2,834 sq. ft. of retail space within the Hotel. The hotel currently offers 75-below grade parking spaces and valet parking services, which are available to restaurant patrons as well.

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, Morning Glory Alexandria, LLC, is requesting a change of ownership to replace the existing BRABO Brasserie with HomeGrown A Daytime Eatery. HomeGrown is a breakfast, brunch and lunch eatery featuring locally sourced dishes. As part of the application, the Applicant requests an amendment to Condition #38(b) to delete the number of permitted seats and, instead, allow the number of seats permitted by Code, as is the current standard. In addition the Applicant requests an amendment to Condition #38(m) to allow for outdoor speakers while requiring that the Applicant meet the noise ordinance with regard to the speaker volume. No other changes are requested.

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 Conditions #38(b) & (m), to be more consistent with other Restaurant SUP
occupancy limits and to allow for exterior speakers to be permitted so long as the volume
is in compliance with the noise ordinance.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours: No Change	Proposed Hours: No Change
_____	_____
_____	_____
_____	_____
_____	_____

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.

Interior remodel of dining and kitchen area, new exterior signage and updated
Kitchen equipment.

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?
For employees who drive, shared spaces are available in the garage, subject to hotel occupancy levels.

Otherwise, employees park off-street in a nearby garage. Other employees use public transportation.

11. Is off-street parking provided for your customers? Yes No

If yes, how many spaces, and where are they located?
Seventy-five (75) parking spaces are provided in the below grade parking garage to be shared by hotel guests + restaurant patrons.

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:
106 seats

Proposed:
7 - Bar Stools

134 - Seats at Tables

24 - Patio 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:

See attached.

Alexandria LW Hotel Associates, LP
8100 E. 22nd Street N., Building 500
Wichita, KS 67226

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

Re: Consent to File for an Administrative Special Use Permit
1600 King Street, Tax Map No. 063.04-09-21 (the "Property")

Dear Mr. Moritz:

Alexandria LW Hotel Associates, LP, as owner of the above-referenced Property, hereby consents to the filing of an application for a change of ownership of the full-service restaurant located at 1600 King Street and any related requests by Morning Glory Alexandria, LLC.

Very truly yours,

Alexandria LW Hotel Associates, LP

By: 

Its: SVP + CFO

Date: 10.24.2024

Disclosures Attachment

1600 King Street (Tax Map No. 063.04-09-21)

Alexandria LW Hotel Associates, L.P. (Title Owner & Applicant)

8100 E. 22nd St. N. Bldg. 500

Wichita, Kansas 67226

(1) Prof. Dr. Martin Viessmann (German citizen)	24.9975%
Hofstatt 5 35088 Battenberg Germany	
(2) Tegernsee, L.P. (Kansas limited partnership)	25%
8100 E. 22 nd St. North, Bldg. 500 Wichita, KS 67226	
(3) Oliver Hopp (German citizen)	15%
Johann-Jakob-Astor-Str. 69190 Walldorf Germany	
(4) Loxley, LLC (Kansas limited liability company)	15%
1877 N. Rock Road Wichita, KS 67206	
(5) Wichita Consulting Company, L.P. (Kansas limited partnership)	6.5025%
8100 E. 22 nd St. North, Bldg. 500 Wichita, KS 67226	
(6) Broadmoor Partners, L.P. (Kansas limited partnership)	3.25%
8100 E. 22 nd St. North, Bldg. 500 Wichita, KS 67226	

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

Morning Glory Alexandria, LLC
1877 N. Rock Road
Wichita, Kansas 67206

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

Re: Authorization to File for an Administrative Special Use Permit
1600 King Street, Tax Map No. 063.04-09-21 (the "Property")

Dear Mr. Moritz:

Morning Glory Alexandria, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a change of ownership of the full service restaurant located 1600 King Street and any related requests.

Very truly yours,

Morning Glory Alexandria, LLC

By: 

Its: President

Date: 10/25/24

Disclosures Attachment

Applicant Ownership Breakdown

Owner of 1600 King Street, Alexandria, VA 223142

Morning Glory Alexandria, LLC

1877 N. Rock Rd

Wichita, KS 67206

Members:

Percent Ownership:

Morning Glory LLC

100%

Members of Morning Glory LLC:

Jonathan Rolph

100%

Relationship as defined by section 11-350 of the Zoning Ordinance: None

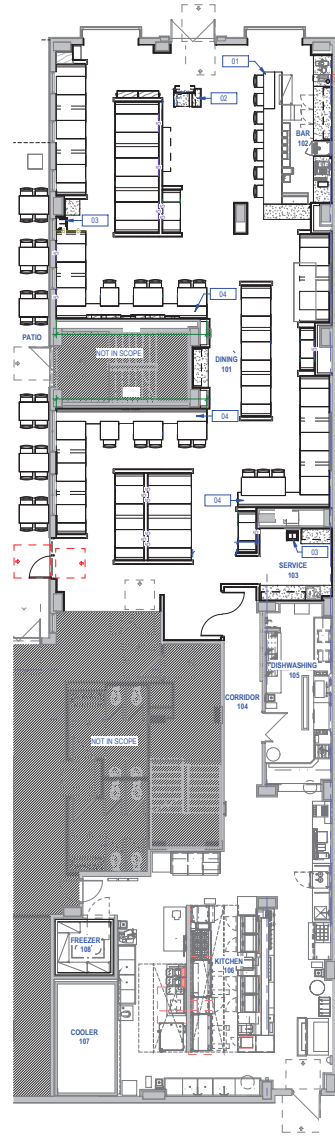


TABLE SCHEDULE

CAPACITY	COUNT	TOTAL SEATS
2 TOP	4	10
4 TOP	28	112
6 TOP	8	36
BAR	7	7
GRAND TOTAL	45	165

GENERAL NOTES - FF&E

- A. G.C. TO INSTALL 2'x7'-x31'-x3" HICKORY TABLE BUMPERS AT ALL TABLES ADJACENT TO PARTITIONS. TOP OF BUMPERS TO BE FLUSH WITH TABLE TOP. COORDINATE FINAL TABLE HEIGHT WITH OWNER PRIOR TO INSTALLATION.
- B. BOOTH SEATING PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE AND INSTALL RUBBER BOOTH STAYS. BOOTH STAYS TO BE INSTALLED ON THE INSIDE OF THE BOOTH BASE.
- C. REFERENCE EQUIPMENT VENDOR SHEETS FOR FINAL EQUIPMENT LIST AND LOCATIONS.
- D. G.C. TO PROVIDE PLYWOOD BACKING AS REQUIRED AT ALL WALL MOUNTED SHELVING. ALL SHELVING INSTALLED BY G.C. (I.N.C.). REFER TO RESPONSIBILITY MATRIX REGARDING WHO PROVIDES SHELVING.
- E. RED DIMENSIONS INDICATE CLEAR WIDTHS OR SPACING BETWEEN BOOTHS; GREEN DIMENSIONS ARE SUGGESTED CUSTOM FURNITURE LENGTHS. FIELD VERIFICATION OF CLEAR DIMENSIONS RECOMMENDED BEFORE ORDERING CUSTOM FURNITURE.

FURNITURE PLAN LEGEND

- HICKORY TABLE BUMPERS
- BOOTH BACK EXPOSED; SUPPLIER TO PROVIDE BACKING AS NEEDED
- KEY NOTE - FURNITURE
- CLEAR OR HOLD DIMENSION
- CUSTOM FURNITURE SIZE DIMENSION

KEYED NOTES - FURNITURE

01	ADA COUNTERTOP
02	HOST STAND, REF. AT 0
03	HIGH CHAIR STORAGE
04	CUSTOM BOOTH SIZE REQUIRED

A FURNITURE PLAN
1/8" = 1'-0"
0 2 4 6