



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

555 South Van Dorn Street, Alexandria, Va.

PROPERTY LOCATION:

TAX MAP REFERENCE:

67.02 01 25

ZONE: CG/Commercial General

APPLICANT

Good Charm, LLC, A Virginia limited liability company, DBA Yami Buffet

Name:

555 South Van Dorn Street, Alexandria, Virginia.

Address:

PROPERTY OWNER

Pearl Allure, LLC, a Virginia limited liability company

Name:

8701 Deer Creek Road, Springfield , Va. 22153 * see attached for co-owner

Address:

SITE USE:

Restaurant

Business Name:

Current: Red Lobster

Proposed (if changing): Yami Buffet

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.

Duncan W. Blair, Attorney Agent

Print Name of Applicant or Agent
700 N. Fairfax Street

Signature
703 778 1444 N/A

Mailing/Street Address
Alexandria, Virginia 22314

Telephone # Fax #
dblair@wiregill.com

City and State Zip Code

Email address
11/20/24

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

**Administrative Special Use
Permit and Minor Amendment**

555 South Van Dorn Street, Alexandria, Virginia

Supplemental Information Co-Property Owner

KC Property Development, LLC, a Maryland limited liability company
PO Box 3883
Oakton, Virginia 22124

Administrative Special Use

Permit Administrative Change of Ownership and Minor Amendment.

555 South Van Dorn Street, Alexandria, Virginia

Question 3: Project Narrative.

The applicant Good Charm, LLC, a Virginia limited liability company (the “**Applicant**”) is requesting an Administrative Special Use Permit for Change of Ownership and Minor Amendment of the restaurant at 555 South Van Dorn Street, Alexandria, Virginia. Until August 2024, the property was a Red Lobster restaurant which operated pursuant to Special Use Permit 1105-A granted in 1987. See Exhibit A existing survey.

The Applicant intends to totally renovate the interior of the restaurant as shown on attached Proposed Floor Plan Sheet A-101 attached as Exhibit B. The renovated restaurant will be offering Asian and Japanese cuisine and trade as Yami Buffet.

Additionally, the Applicants are requesting approval of a Minor Amendment the existing building to add to small additions totaling 2,586 square feet of space on the southern and northern sides of the building as shown of the Demolition Plan AD101 attached Exhibit C. The additions will be incorporated into the design of the existing building as shown on Elevations Sheet A201 attached as Exhibit D.

The Applicants are proposing 128 seats in the existing restaurant space (fewer than permitted by Special Use Permit 1105-A) as shown on Proposed Floor Plan Sheet A101 attached as Exhibit E. The number of seats in the expanded restaurant would increase to a maximum of 360 seats as shown on Proposed Floor Plan Sheet A101 attached as Exhibit F.

Parking for the restaurant will be provided on the existing 128 parking spaces on the surface parking lot shown on Exhibit A. Under the current zoning regulations, the required parking for the restaurant without the expansion is a minimum of 9 parking spaces and a maximum of 27 parking spaces. With the additions, a minimum of 11 parking spaces and a maximum of 33 parking spaces are required.

The Applicant anticipates that the City will update the Special Use Permit conditions to reflect current practices.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ 8 / 30 / 2024
month day year

5. Describe any proposed changes to the conditions of the special use permit:

The Applicant is requesting approval to increase the number of seats from 292 seats to up to 360 when the building is expanded as described in section 3 of this application. The number of seats will comply with the limitation set forth in the Virginia Statewide Building Code. It is anticipated that the seating condition will be revised to reflect the current condition language.

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

If yes, list the current hours and proposed hours:

Current Hours:
11:00 am - 11:00 pm

Proposed Hours:
11:00 am - 11:00 pm

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:
Unknown

Proposed Number of Employees:
40-50 full or part time employees
working in shifts

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.

The interior of the building will be completely renovated and upgraded including new building systems, equipment and fixyures and furniture. See submitted interior architectural plans.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No
If yes, describe proposed changes:
Not Applicable.

10. **Is off-street parking provided for your employees?** Yes No
If yes, how many spaces, and where are they located?
On the 128 surface parking Lot.

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

There are 128 parking spaces on the surface parking lot serving the restuarant. The current parking requirements for the 7,900 square foot building is a minimun of 9 parking spaces and a maximum of 27 with 2,586 square feet of addition floor are the ninimum number of parking spaces is 11 and the maximun 3

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:
292

Proposed:
Maximum of up to 360
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:
7,900 square feet.

Proposed:
10,486 square feet (less than 33%
of the existing floor area 7,900
sq. ft. of floor area.

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:

Good Charm, LLC is a Virginia limited liability company. The member of the LLC owning

an interest in excess of 3% are Qilei Chen, 2640 Oriole Way, Odenton, Md. 21113 and Xiaoyun Zhang

9808 Passage Drive, Upper Marlboro, Md. 20772.



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 360

2. Will the restaurant offer any of the following?
Alcoholic beverages
On-premises Yes No
Off-premises Yes No

3. The restaurant will offer the following service (check items that apply):
 table service bar carry-out delivery

4. If delivery service is proposed, how many vehicles do you anticipate? None

Will delivery drivers use their own vehicles? Yes No

Where will delivery vehicles be parked when not in use?

LEGAL DESCRIPTION

The Land is described as follows:
 25 Block section, lot or parcel of land together with all improvements thereon located and being in the City of Alexandria, Virginia and being more particularly described as follows:
 Parcel 354-03-02-02, on the same appears on a Plat of Consolidation and Subdivision of ALEXANDRIA, VIRGINIA, 254-03-02-02 AND MARKED PORTIONS OF OLD SOUTH VAN DORN STREET, attached to a Deed of Consolidation and Subdivision recorded among the Land Records of said City in Deed Book 859 of Page 401.
 Tax ID No. 047-02-01-25
 The improvements more commonly known as 355 S Van Dorn Street, Alexandria, VA 22304.
 Being the same tract of land described in a Title Report provided by Stewart Title Guaranty Company, Commitment No. 358164MVA, dated June 7, 2024.

SCHEDULE B EXCEPTIONS

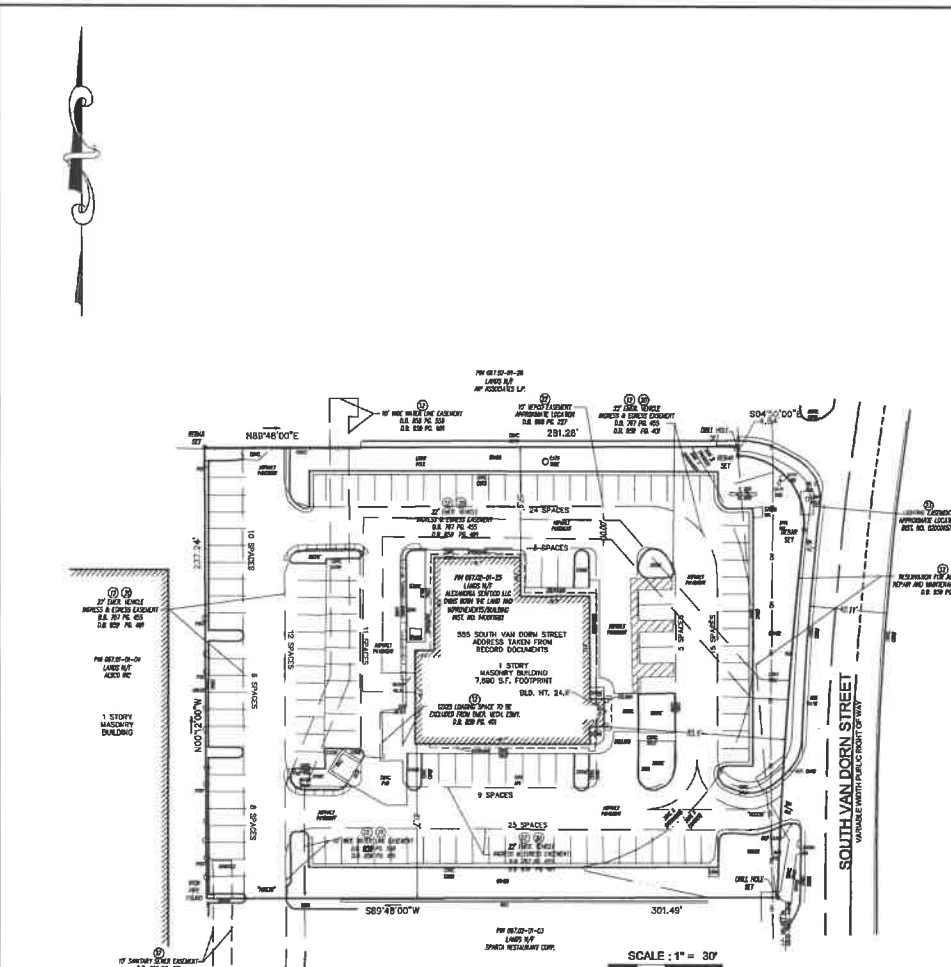
- Stewart Title Guaranty Company, Commitment No. 358164MVA, dated June 7, 2024.
- 1) Deed of Dedication as recorded among the Land Records of City of Alexandria, VA in Liber No. 240, folio no. 358. -NOT PLOTTED ON SURVEY. THE DOCUMENT IS BELIEVED.
 - 2) Deed of Dedication as recorded among the Land Records of City of Alexandria, VA in Liber No. 248, folio no. 436. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THIS RECORD DOCUMENT.
 - 3) Deed of Dedication as recorded among the Land Records of City of Alexandria, VA in Liber No. 250, folio no. 424. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THIS RECORD DOCUMENT.
 - 4) Deed of Consolidation and Subdivision as recorded among the Land Records of City of Alexandria, VA in Liber No. 850, folio no. 401. -PLOTTED ON SURVEY.
 - 5) Instrument as recorded among the Land Records of City of Alexandria, VA in Liber No. 373. -NOT PLOTTED ON SURVEY. IT IS A BLANKET EASEMENT COVERING THE SUBJECT PROPERTY.
 - 6) Deed as recorded among the Land Records of City of Alexandria, VA in Liber No. 373, folio no. 72. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THIS RECORD DOCUMENT.
 - 7) Instrument as recorded among the Land Records of City of Alexandria, VA in Liber No. 380, folio no. 1023. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THIS RECORD DOCUMENT.
 - 8) Instrument as recorded among the Land Records of City of Alexandria, VA in Liber No. 343, folio no. 343. -NOT PLOTTED ON SURVEY. IT IS NOT OR DOES NOT BURDEN AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT BURDEN THE SUBJECT PROPERTY.
 - 9) Deed of Easement as recorded among the Land Records of City of Alexandria, VA in Liber No. 851, folio no. 78. -NOT PLOTTED ON SURVEY. IT IS NOT OR DOES NOT BURDEN AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT BURDEN THE SUBJECT PROPERTY.
 - 10) Easement as recorded among the Land Records of City of Alexandria, VA in Liber No. 851, folio no. 87. -NOT PLOTTED ON SURVEY. ITS LOCATION CANNOT BE DETERMINED FROM THIS RECORD DOCUMENT.
 - 11) Deed establishing Easements as recorded among the Land Records of City of Alexandria, VA in Liber No. 683, folio no. 424. -NOT PLOTTED ON SURVEY. IT IS NOT OR DOES NOT BURDEN AND/OR - BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT - DOES NOT BURDEN THE SUBJECT PROPERTY.
 - 12) Deed of Easement as recorded among the Land Records of City of Alexandria, VA in Liber No. 787, folio no. 455. -PLOTTED ON SURVEY.
 - 13) Agreement as recorded among the Land Records of City of Alexandria, VA in Liber No. 850, folio no. 558. -PLOTTED ON SURVEY.
 - 14) Utility Agreement as recorded among the Land Records of City of Alexandria, VA in Liber No. 850, folio no. 227. -PLOTTED ON SURVEY.
 - 15) Agreement as recorded among the Land Records of City of Alexandria, VA in Instrument No. 0200011577. -PLOTTED ON SURVEY.

ZONING

The surveyor was not provided with zoning information by the owner pursuant to Title 4 Item 6 (a)(1).

SIGNIFICANT OBSERVATIONS

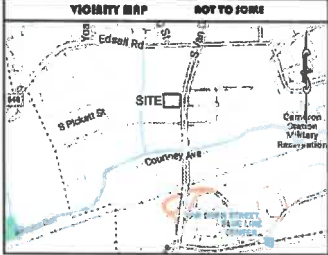
None Observed



SYMBOL

(THIS IS A STANDARD LEGEND, NOT ALL ITEMS ARE ON THE SURVEY)

● MOUNDING FOUND	▲ SPOT LIGHT	○ WATER MANHOLE
○ MOUNDING TO BE SET	▲ POWERPOLE	○ WATER VALVE
○ MOUNDING TYPED	— DRY WIRE	○ WATER METER
○ RECORD DATA	★ LIGHT POLE	○ HYDRANT / FOC
○ SURVEYED DATA	○ STREET LIGHT POLE	○ GAS MANHOLE
○ POINT OF BEGINNING	○ AIR CONDITIONER	○ GAS VALVE
○ POINT OF COMMENCEMENT	○ GAS METER	○ GAS METER
○ N/S RIGHT OF WAY	○ GAS MANHOLE	○ LANDSCAPING GAS SERVICE
○ S/L SET BACK LINE	○ ELECTRIC METER	○ TELEPHONE TANK
○ REINFORCED CONCRETE PIPE	○ ELECTRIC BOX	○ TELEPHONE MANHOLE
○ CORRUGATED METAL PIPE	○ CABLE BOX	○ TELEPHONE BOX
○ PLASTIC PIPE	○ UNDERGROUND CABLE MANHOLE	○ UNDERGROUND TELEPHONE MANHOLE
○ ASBESTOS CEMENT PIPE	○ TRAFFIC POLES	○ UNDERGROUND TELEPHONE MANHOLE
○ CAST IRON PIPE	○ TRAFFIC SIGNAL	○ PLUG POLE
○ CAST IRON PIPE	○ TRAFFIC MANHOLE	○ BALLS
○ L/S LANDSCAPING	○ TRAFFIC SIGNAL BOX	○ LIGHT BOLLARD
○ U.S. UNDER GROUND	○ SIGN MANHOLE	○ BORE HOLE
— X — FENCELINE	○ CLEAR CUT	○ MONITORING WELL
— O — CABLE TELEVISION LINE	○ STORM DRAIN MANHOLE	○ MAN BOX
— E — ELECTRICAL LINE	○ STORM HOLE	○ SIGN
— G — GAS LINE	○ CURB HOLE	○ METAL TANK COVER
— T — TELEPHONE LINE	○ ROUND STORM BUILT	○ AIR COMPRESSOR
— W — WATER LINE	○ UNKNOWN MANHOLE	○ AIR PAVING
— CH — DRAINING ELECTRIC LINE	○ DECIDUOUS TREE	○ 1/2" DRAIN
— — — — — UNUSUAL	○ TREELINE	○ REINFORCED CONCRETE WALK



SITE DATA

- PROPERTY IS KNOWN AS PG 08103-01-25 IN THE CITY OF ALEXANDRIA, VIRGINIA.
- LOT AREA = 70,951 SF, OR 1,614.74 AC.
- PAVING PROVIDED:
 - REGULAR = 123 SPACES
 - LANDSCAPED = 9 SPACES
 - TOTAL SPACES PROVIDED = 132
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
- IN RESPONSE TO ALTA/NSP'S TABLE A ITEM 14, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADD-ONS RETURN RECENT DORMANT.
- THE SUBJECT PROPERTY HAS ACCESS VIA SOUTH VAN DORN STREET.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS N87.141100182.
- ON REMAINS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD FIELD MEASUREMENT. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERY, GRAVE SITES OR BURIAL CHURCHES ON THE SUBJECT PROPERTY EITHER INDICATED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- THIS PLAN IS VALID ONLY WHEN GONED IN COLORED INK AND EMPLOYED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE HIGHEST STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN AFFIDAVIT OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- COPYRIGHT © 2024, FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.

FLOOD NOTE

BY OFFERING THIS INFORMATION FOR THE "AS SHOWN" PROPERTY BE LOCATED IN FLOOD HAZARD ZONE 2 (SHADY) A LANDOWNER AS SHOWN ON FLOOD INSURANCE RATE MAP, 5102-00077 COMMUNITY PANEL NO. 87003 WHICH HAS AN EFFECTIVE DATE OF 1/1/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE OBTAINED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AGREEMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

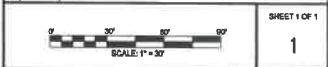
TYPE OF SURVEY / NSPS LAND TITLE SURVEY

FIRST ORDER, LLC
 4383 HECKTOWN ROAD
 BETHLEHEM, PA 18020
 Phone (610) 365-2807 Fax (610) 365-2958

SITE ADDRESS: 355 S VAN DORN STREET
 TOWNSHIP OF ALEXANDRIA
 ALEXANDRIA COUNTY, VA

DATE: 10/10/2024

JOB NO: R240140	DRAWN BY: E2	APPROVED BY: JWS
DATE: JULY 22, 2024		
REVISIONS:		
No. DATE	DESCRIPTION	
1 08-05-24	NETWORK COMMENTS	
2 08-13-24	NETWORK COMMENTS	
3 08-26-24	NETWORK COMMENTS	



SURVEYOR'S CERTIFICATION

TO: RSC Title, LLC, Post Alpha LLC, RC Property Development LLC, Stewart Title Guaranty Company

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys as established and adopted by ALTA and NSPS, and include the information required by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys, and the information required by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys.

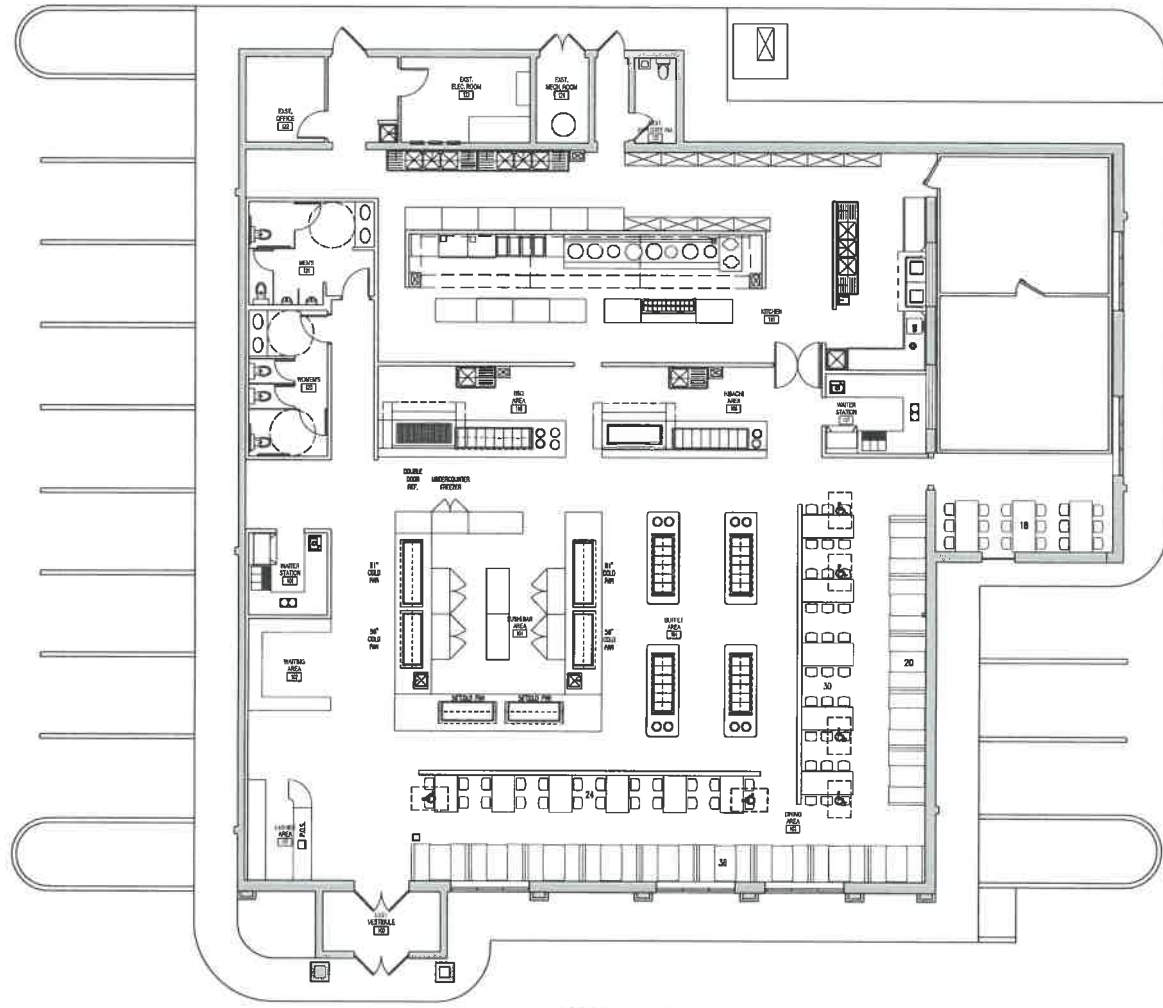
The Surveyor certifies that the survey was made on or before the date shown below. I am a duly Licensed Professional Land Surveyor in the State of Virginia.

DATE: SEPTEMBER 18, 2024

Survey Performed By:
First Order, LLC
 4383 Hecktown Road, Suite B
 Bethlehem, PA 18020
 Phone (610) 365-2807
 Fax (610) 365-2958
 Email: alexander@firstorderllc.com
 Project No. F024140

THIS CERTIFICATION IS VALID IN THE UNITED STATES AND IS NOT VALID IN ANY OTHER COUNTRY OR JURISDICTION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF THE PROFESSIONAL FEES PAID TO THE SURVEYOR.

SEATING COUNT:
 UNFIXED SEATING : 72
 BOOTH SEATING : 56
 TOTAL SEATS: 128



1 PROPOSED FLOOR PLAN
 A101 3/16'-11'-07"

Yami Buffet

555 S. Van Dom St., Alexandria, VA 22304
 Architect: Yami Buffet
 Owner: Yami Buffet
 UA Design LLC

No.	Date	Item

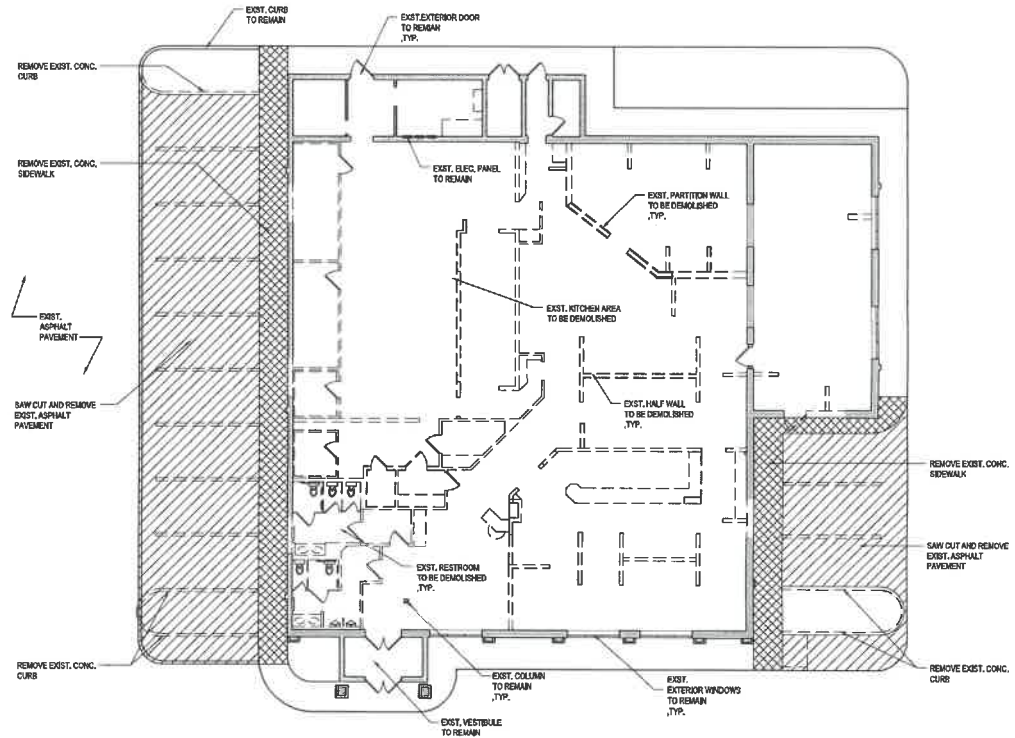
Issued Drawing Log

Drawn
 Checked
 Approved

UA DESIGN LLC
 UA Design LLC
 100 Hawkes Court,
 Catonsville, MD 21071
 301.254-4113
 www.ua-d.com
 © UA Design LLC 2024

PROPOSED FLOOR PLAN

Issue Date | Drawing No.
 11/21/2024 | **A101**



1 DEMOLITION PLAN
AD10 1/8" = 1'-0"

Building Addition - White Box Shelf

655 S. Van Dorn St., Alexandria, VA 22304

Architect/Interior Designer
UA Design LLC

No.	Date	Issued For

Issued Drawing Log

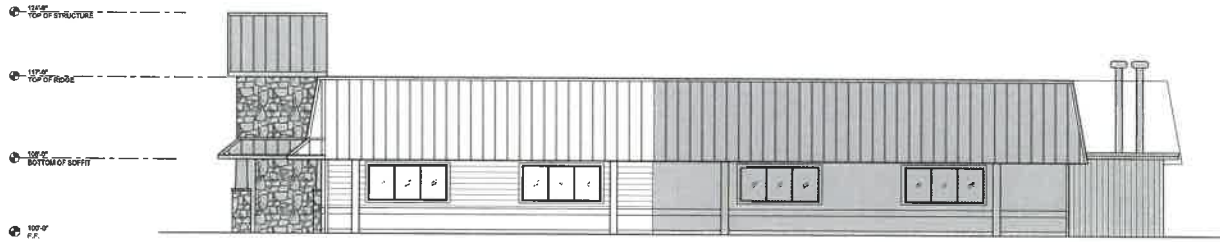
Drawn
Checked
Approved



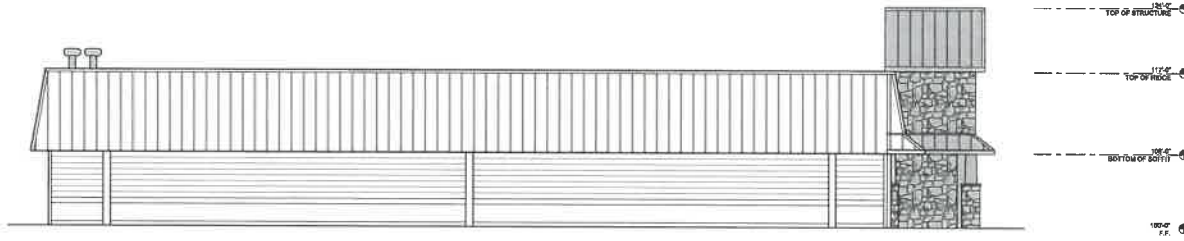
UA Design LLC
100 Newkes Court,
Clarksville, MD 21031
301.256.4113
www.ua-d.com
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DEMOLITION PLAN

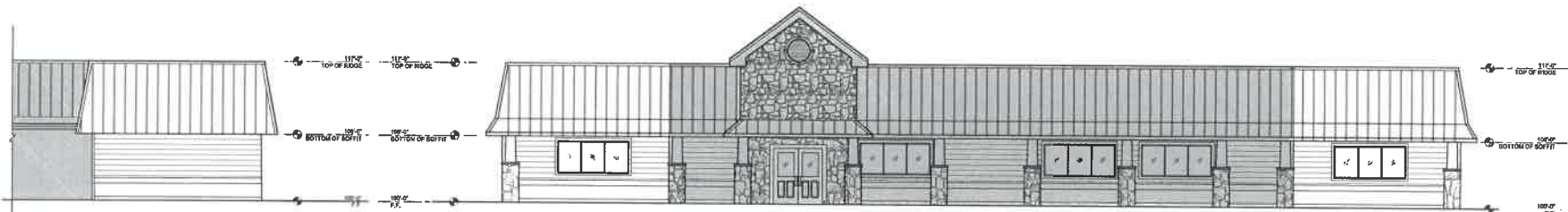
Issue Date: 10/05/2024
Drawing No: AD101



4 RIGHT ELEVATION
A201 3/16"-1'-0"



3 LEFT ELEVATION
A201 3/16"-1'-0"



2 PARTIAL BACK ELEVATION
A201 3/16"-1'-0"

1 FRONT ELEVATION
A201 3/16"-1'-0"

Building Addition - White Box Shell
555 S. Van Don St, Alexandria, VA 22304
Owner/Developer: UA Design LLC
Architect/Interior Designer: UA Design LLC

No.	Date	Item

Forward Drawing Log

Drawn
Checked
Approved

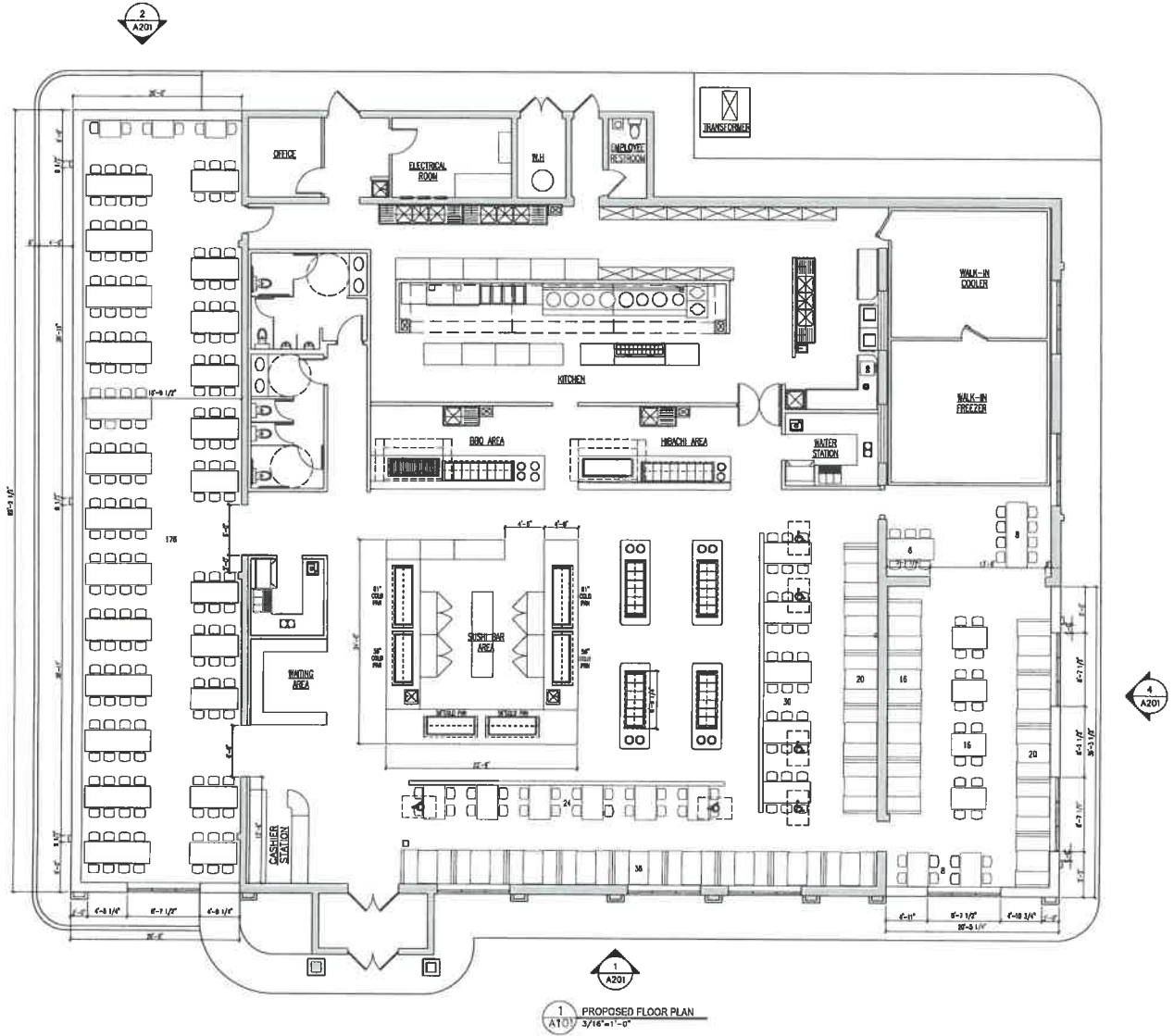
UA DESIGN
UA Design LLC
100 Hercules Court
Clarksville, MD 20871
301 256 4113
www.ua-d.com
UA Design LLC 2024

ELEVATIONS

Issue Date: 10/05/2024
Drawing No: **A201**

Exhibit D

SEATING COUNT:
 UNFIXED SEATING : 268
 BOOTH SEATING : 92
 TOTAL SEATS: 360



1
 A201
 PROPOSED FLOOR PLAN
 3/16'-1'-0"

Yamit Buffet w/ Addition

566 S. Van Dam St., Alexandria, VA 22304
 Architect/Interior Designer
 Owner/Architect
 UA Design, LLC

No.	Date	Item

Revised Drawing Log

Drawn
 Checked
 Approved

UA DESIGN
 UA Design LLC
 100 Hawkins Court
 Clarksburg, MD 20871
 301.254.4113
 www.ua-d.com
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PROPOSED FLOOR PLAN

Title/Date Drawing No.
 11/21/2024 A101