APPLICATION SPECIAL USE PERMIT



ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

[] Change of Ownership [] Minor Amendment

Business Name:	Current:	Proposed (if chang	ing):
SITE USE:			
Address:			
Name:			
PROPERTY OWNER			
Address:			
Name:			
APPLICANT			
TAX MAP REFERENC	E:		ZONE:
PROPERTY LOCATIO	N:		
[must use black ink or t	type]		

[] 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.

Print Name of Applicant or Agent Mailing/Street Address		Signature		
		Telephone #	Fax #	
City and State	Zip Code	Email address		
		Date	Date	
	DO NOT WRITE IN	THIS SPACE - OFFICE US	SE ONLY	
Application Received:			Fee Paid: \$ ACTION - CITY COUNCIL:	

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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.

Please describe prior special use permit approval for the subject use.
 Most recent Special Use Permit # ______

Date approved: _____ /____ /_____ month day year

Name of applicant on most recent special use permit _____

Use _____

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.)



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)

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		Special Use	e Permit #	
Is the use currently open for business? If the use is closed, provide the date closed.		/	_ / year	
Describe any proposed changes to the o		,		
Are the hours of operation proposed to If yes, list the current hours and proposed hours		Yes	No	
Current Hours:		oosed Hours:		-
Will the number of employees remain the lf no, list the current number of employees and the Current Number of Employees:	he proposed			-
Will there be any renovations or new e If yes, describe the type of renovations and/or lis				- No
Are you proposing changes in the sales or If yes, describe proposed changes:	service of a	alcoholic bev	erages?Yes	No
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	Special Use Permit #
s off-street parking provided for your em f yes, how many spaces, and where are they loca	
s off-street parking provided for your cus f yes, how many spaces, and where are they loca	
s there a proposed increase in the number f yes, describe the current number of seats or pate patrons served. For restaurants, list the number of	rons served and the proposed number of seats
Current:	Proposed:
Are physical changes to the structure or f yes, attach drawings showing existing and propo devoted to uses, i.e. storage area, customer servic	osed layouts. In both cases, include the floor ar
f yes, attach drawings showing existing and propo	e area, and/or office spaces. area devoted to the business?Yes
f yes, attach drawings showing existing and propo devoted to uses, i.e. storage area, customer service is there a proposed increase in the building a	e area, and/or office spaces. area devoted to the business?Yes
f yes, attach drawings showing existing and propo devoted to uses, i.e. storage area, customer service is there a proposed increase in the building a f yes, describe the existing amount of building are	e area, and/or office spaces. area devoted to the business? Yes a and the proposed amount of building area.
f yes, attach drawings showing existing and propo devoted to uses, i.e. storage area, customer service is there a proposed increase in the building a f yes, describe the existing amount of building are	operty owner Lessee

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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:

FOR YOUR INFORMATION

Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

1) The applicant is not requesting a change in the conditions of the special use permit;

- 2) there have been no substantiated violations of the special use permit conditions;
- 3) there are no changes proposed or anticipated in the operation of the use involved;
- 4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and

5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will to continue to comply with the special use permit conditions.

Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

- 1) Hours of operation;
- 2) number of seats;
- 3) number of employees; visitors of customers; or
- 4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

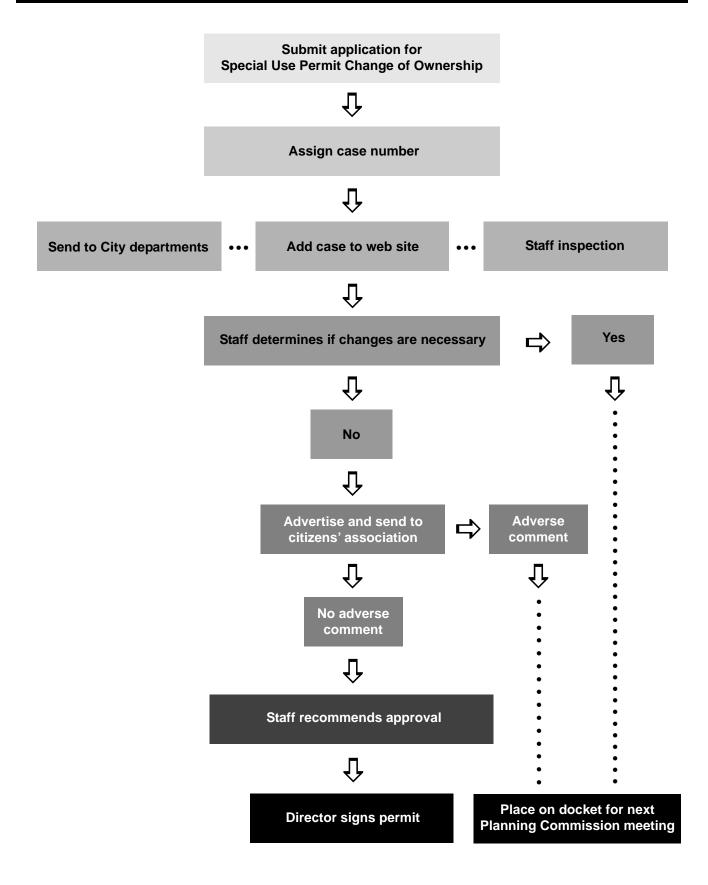
Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

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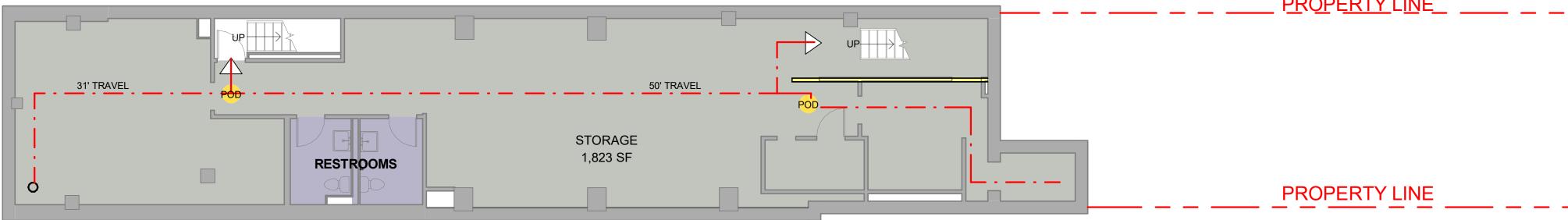
611 KING STREET OLD TOWN TENANT IMPROVEMENTS FOR AKENO SUSHI CONCEPT PACKAGE 11/20/2024



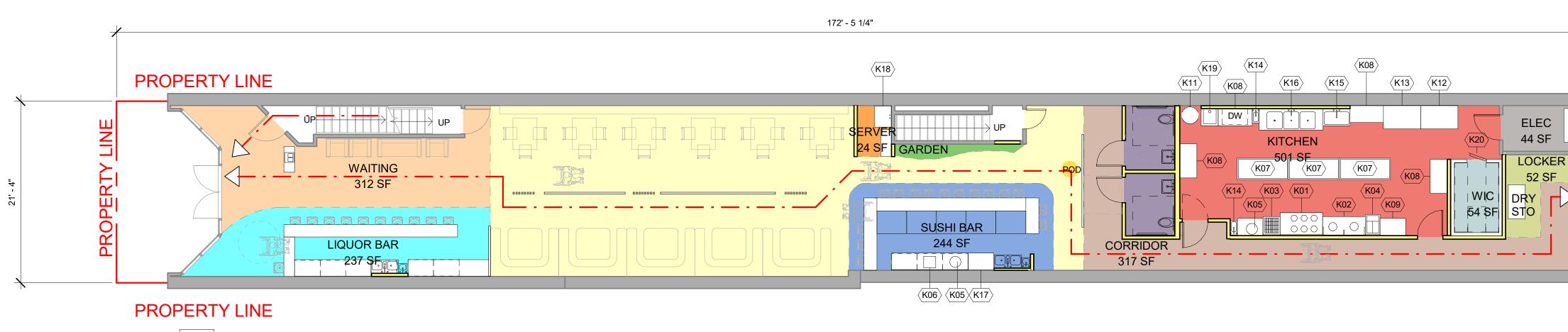
EXISTING STREET VIEW

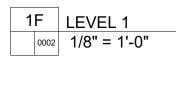
No.	Date	Desc	ription
	Submiss	sion Tracking	ı Matrix
Owne	Α	KEN KEN	
Arc K+0	(+) Arch		
431 CH/ MEP&		A 20152	
Gener	GREE BU BE SC		JCH S
Seal			Plot Date:
			11/11/2024 Project Ref:
Projec	xt		
	611	KING STRE	ET
Drawi	ng Title		
	COV	/ER SHE	ET
Drawi	ng No.	000	

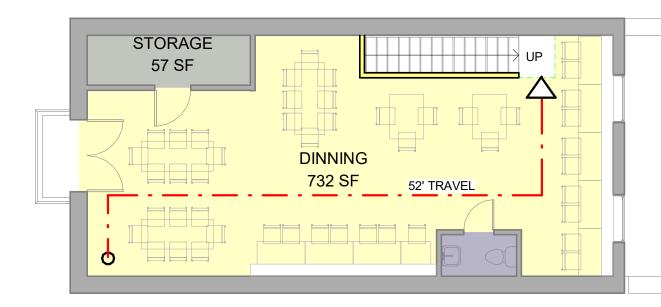
	KITCHEN EQUIPMENT SCHEDULE		
Type Mark	Description	Manufacturer	Comments
K01	60" BURNNERS		
K02	WOK		
K03	24" GRILL		
K04	DEEP FRYER		
K05	17" RICE COOKER		
K06	MICWAVE		
K07	SANDWICH PREP TABLE	KOOL-IT	
K08	PREP TABLE, SS, 6' LONG, NARROW		
K09	PREP TABLE, SS, 3' LONG NARROW		
K10	CASH REGISTER	NCR	
K11	WATER HEATER	STATE INDUSTRIES	
K12	FREEZER	VICTORY	
K13	REFRIGERATOR	VICTORY	
K14	KITCHEN SINK, SERVICE	ADVANCE TABCO	
K15	KITCHEN SINK, PREP	ADVANCE TABCO	
K16	3-COMPARTMENT SINK	ADVANCE TABCO	
K17	FREEZER	VICTORY	
K18	SODA DISPENSER	GUY GRAY	
K19	SERVICE SINK	FIAT	
K20	WALK-IN COOLER	NORLAKE	











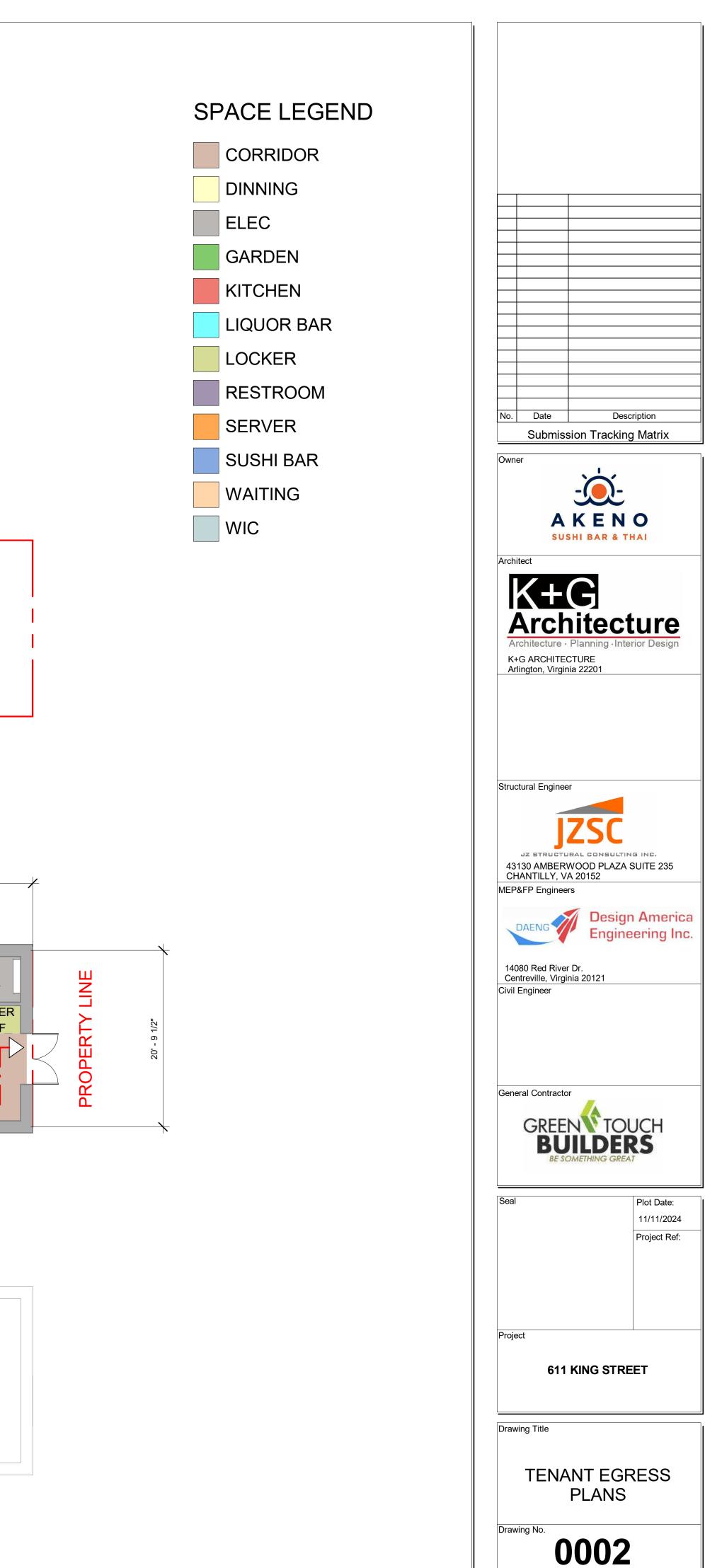
2F LEVEL 2 0002 1/8" = 1'-0"

SECOND FLOOR, MAX OCCUPANTS: 49

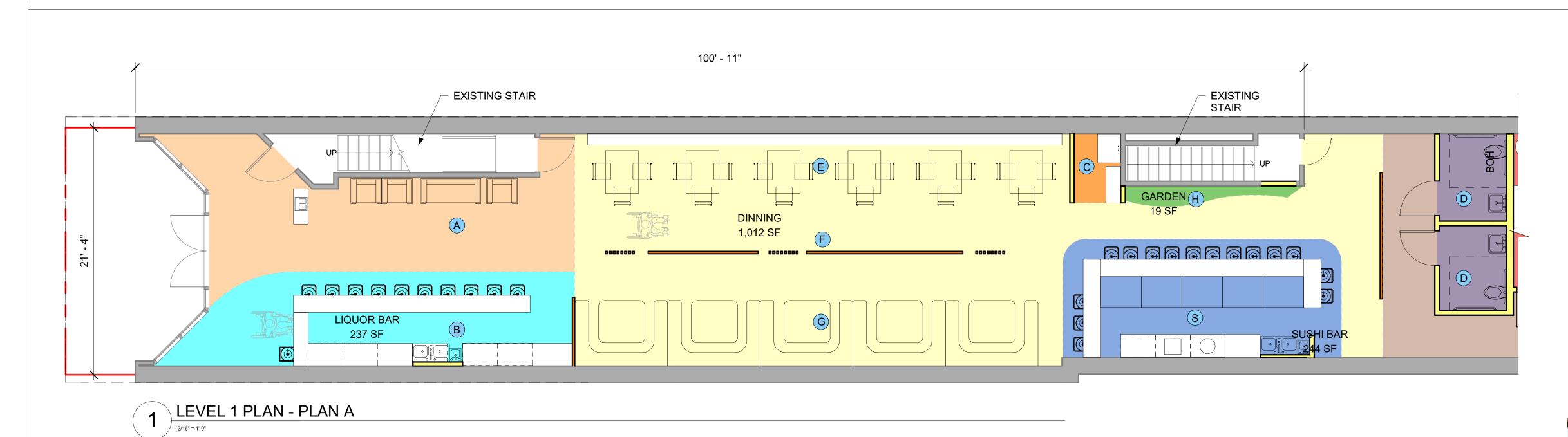
PROPERTY LINE

EXISTING ROOF

0



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AREA A - WAITING AREA

AREA B - LIQUOR BAR



AREA E - CASUAL SEATING



AREA F - DIVIDERS



AREA C - SERVER STATION

AREA D - RESTROOM





AREA G - U-BOOTH

SPACE LEGEND

- вон CORRIDOR
- E/F/G DINNING
- H GARDEN
- KITCHEN
- B LIQUOR BAR
- RESTROOM
- c SERVER
- SUSHI BAR
- A WAITING



AREA H - GARDEN FEATURE



AREA S - SUSHI BAR

No. Date De	scription	
Submission Trackir	ng Matrix	
Owner		
	0	
SUSHI BAR & T		
Architect		
K+G	4	
Architecture · Planning · Int	9	
K+G ARCHITECTURE Arlington, Virginia 22201		
Structural Engineer		
JZSC		
43130 AMBERWOOD PLAZA CHANTILLY, VA 20152		
MEP&FP Engineers	ın America	
	eering Inc.	
14080 Red River Dr. Centreville, Virginia 20121		
Civil Engineer		
General Contractor		
GREEN TO	NCH RS	
BE SOMETHING GRE	AT	
Seal	Plot Date: 11/11/2024	
	Project Ref:	
Project		
611 KING STR	EET	
Drawing Title		
SPACE PLAN		
Drawing No.	1	
0004	ŀ	