

SUP 3011-0048



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership     Minor Amendment

[must use black ink or type]

**PROPERTY LOCATION:** 100 S. REYNOLDS ST  
**TAX MAP REFERENCE:** 058.01-02-01      **ZONE:** R-C

**APPLICANT**  
Name: THE LODGE OF ALEXANDRIA LLC (BL)  
Address: 100 S. REYNOLDS ST

**PROPERTY OWNER**  
Name: DUKE STREET INVESTORS LC  
Address: 100 S REYNOLDS ST ALEXANDRIA VA 22304

**SITE USE:** RESTAURANT & BAR

**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.

JEFFREY BRAUDON  
Print Name of Applicant or Agent

[Signature]  
Signature

100 S REYNOLDS ST  
Mailing/Street Address

562 3310896      \_\_\_\_\_  
Telephone #      Fax #

ALEXANDRIA VA 22206  
City and State      Zip Code

BRAUDON.JEFFREY@gmail.com  
Email address

6/20/11  
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 # 1194

Date approved: 09 / 05 / 1978  
month day year

Name of applicant on most recent special use permit Guest Quarters, Inc.

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 + BAR INSIDE WASHINGTON  
SUITES HOTEL, BANQUETS, FOOD SERVICE

41 PATRONS SERVED  
4 EMPLOYEES  
AMPLE PARKING

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)

INCREASE PATRON COUNT FROM ~~41~~<sup>50</sup> TO 51

CHANGE HOURS OF OPERATION FROM 7AM - ~~10PM~~<sup>SC 10 PM</sup> TO 7AM TO 2AM 12AM (SC)

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

If the use is closed, provide the date closed. \_\_\_/\_\_\_/\_\_\_  
month day year

\*less than 1yr not sure exact date

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

~~none~~ extend hours to 12AM <sup>SC</sup>

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

If yes, list the current hours and proposed hours:

Current Hours:  
7AM TO 10PM

Proposed Hours:  
7AM TO 12AM <sup>SC</sup>

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:  
4

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.

2 NEW BEER COOLERS

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?  
OVER 100 SPACES AROUND THE HOTEL

11. **Is off-street parking provided for your customers?**  Yes \_\_\_ No  
If yes, how many spaces, and where are they located?  
OVER 100 SPACES AROUND THE HOTEL

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: ~~47~~ 50 Proposed: 51

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 (10%) 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:**

JEFFREY BRADDOIN 17.5% 2400 24TH RD S. ARLINGTON VA  
STEVEN CHAMPAGNE 17.5% 2400 24TH RD S ARLINGTON VA  
LISA KAULICK 17.5% 4513 PINECREST HTS DR ANNANDALE 22003  
DAN TEJOMEY 17.5% 4513 PINECREST HTS DR, ANNANDALE, 22003  
DONALD O'BRIEN 15% 14043 AUBURN AVE, ROSEMOUNT MN  
CHRISTOPHER BELLING 15% 14043 AUBURN AVE, ROSEMOUNT, MN