



APPLICATION SPECIAL USE PERMIT

AUG - 8 2011

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 205 E. Howell Avenue Alexandria, VA 22301
TAX MAP REFERENCE: 034.04-10-03 **ZONE:** R25

APPLICANT

Name: Margaret Janowsky for JANOW II, LLC
Address: 106 W. Braddock Rd. Alexandria, VA 22301

PROPERTY OWNER

Name: 205 E. Howell LLC
Address: 106 W. Braddock Rd. Alexandria, VA 22301

SITE USE: Restaurant

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.

Margaret Janowsky
Print Name of Applicant or Agent
106 W. Braddock Rd.
Mailing/Street Address
Alexandria, VA 22301
City and State Zip Code

Margaret J. Janowsky
Signature
703-548-3525
Telephone # Fax #
smjanow2000@yahoo.com
Email address
8-8-11
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

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)

1. REDUCING NUMBER OF INDOOR SEATS FROM 60 TO 48.
2. REDUCING NUMBER OF PARKING SPACES FROM 15 TO 12.
3. CHANGING THE PARKING CONFIGURATION PLACING ALL 12 SPACES BEHIND THE BUILDING.
4. CARS WILL ENTER AND LEAVE BY THE EXISTING EASTERLY DRIVEWAY, THERE BY ELIMINATING THE LOOP CONFIGURATION AND THE DRIVEWAY ON THE WEST. THE CURB CUT ON THE WEST WOULD REMAIN FOR BIKE PARKING.
5. THE 12 APPROVED OUTDOOR DINING SEATS WOULD BE RELOCATED FROM A SECOND FLOOR BALCONY TO A FIRST FLOOR PORCH, WHICH WOULD BE AN EXTENSION OF THE EXISTING FRONT PORCH. THE NEW PORCH EXTENSION WOULD BE SET BACK FROM THE EXISTING PORCH TO COMPLY WITH THE REQUIRED SETBACKS.
6. THE GREENSPACE AT THE FRONT OF THE BUILDING WILL INCREASE IN AREA.

Special Use Permit # 2011-0055

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:

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:
_____	_____

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.

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?

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

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: _____
_____ _____
_____ _____

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:

JANOW II LLC dba DEL RAY CAFE
owned by: Laurent Janowsky 50%
Margaret Janowsky 50%

Sup 2011-0055

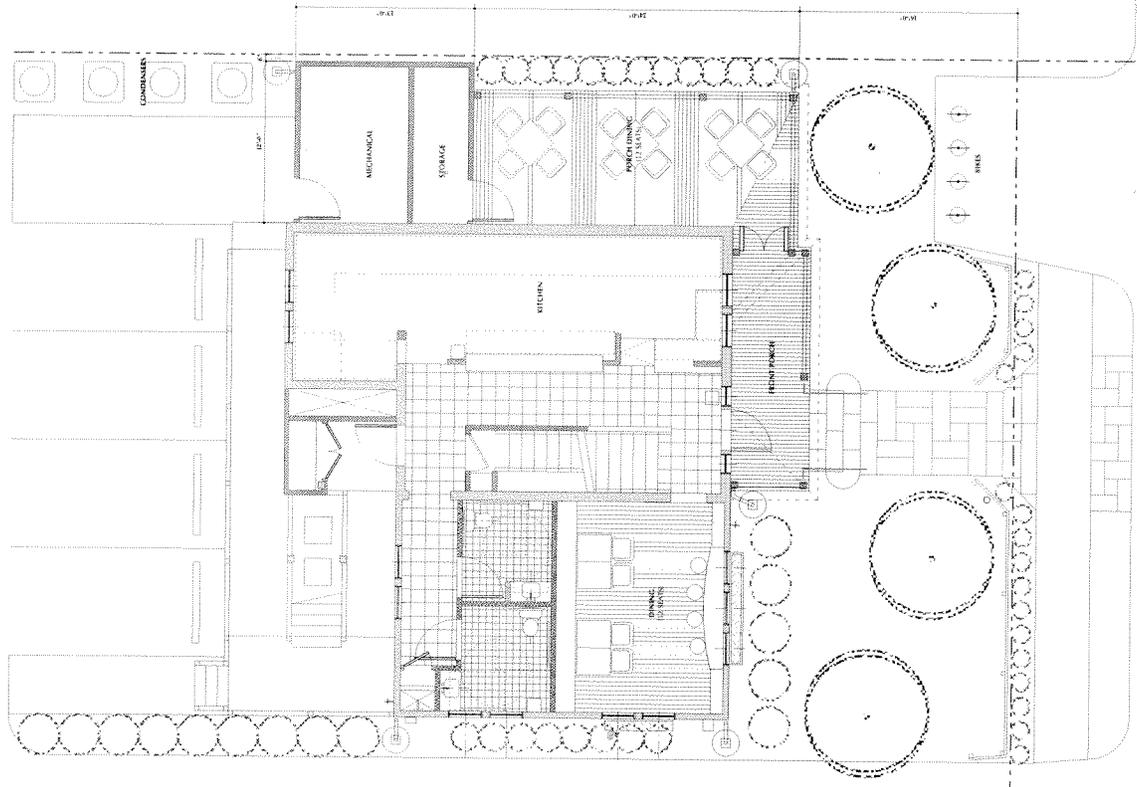
LARSON KOENIG
ARCHITECTS
1000 W. 10th Street
Tulsa, Oklahoma 74103
918.438.1000

MECHANICAL ENGINEERING
SE KLINGEMANN
4601 Knapock Lane, Suite 200, Oklahoma City, OK 73127
703.778.0700

STRUCTURAL ENGINEERING
D. ANTHONY BAILE, L.C.
1804 FORTITE DRIVE, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73104
405.464.2272

DATE: 10/11/11 ISSUE: 1 TEAM:
BY: J. KLINGEMANN PERMIT: 10111000000000000000
PROJECT: MECHANICAL ENGINEERING
PROJECT: MECHANICAL ENGINEERING

DEL RAY CAFE
300 EAST HOWELL AVENUE OKLAHOMA CITY, OKLAHOMA 73104
NEW WORK PLAN @ 1
A - 4



FIRST FLOOR PLAN
1" = 1'-0"

Sup 2011-0055

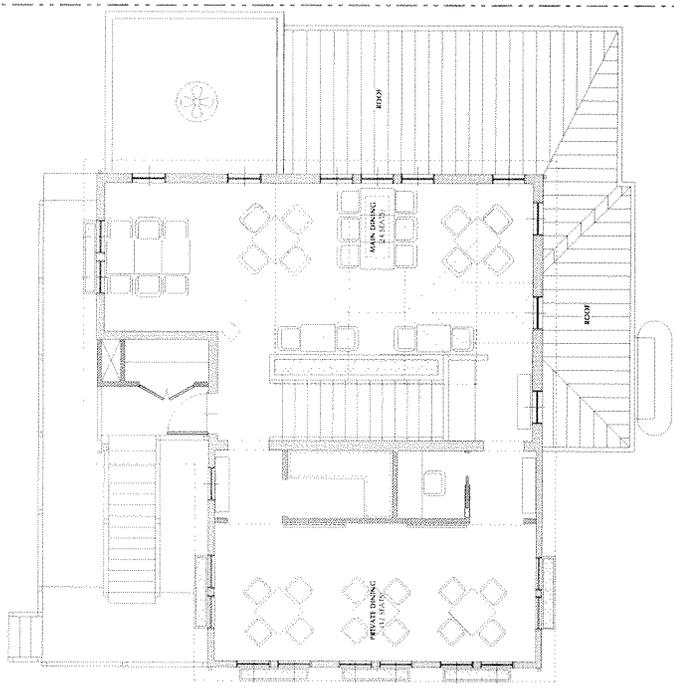
LARSON KOENIG
207 HIGHWAY 100, SUITE 100
WYOMING, WY 83091
307.235.1000
www.larsonkoenig.com

BUILDING SYSTEMS ENGINEERING
SSE KLINGEMANN
2001 FERRIS BLVD., SUITE 200
ROANOKE, VA 24060

STRUCTURAL ENGINEERING
D. ANTHONY BEALE, INC.
604 E. HUNTER ROAD, SUITE 100
ROANOKE, VA 24060
540.949.2172

DATE: 10/11/11
ISSUE: PERMIT
TRAM: 10/11/11
BY: DANIEL LUTHER
REVISION: 10/11/11

DEL RAY CAFE
20 EAST HUNTER AVENUE, ROANOKE, VA 24060
NEW WORK PLAN @ 2
A-5



SECOND FLOOR PLAN
1" = 12'-0"

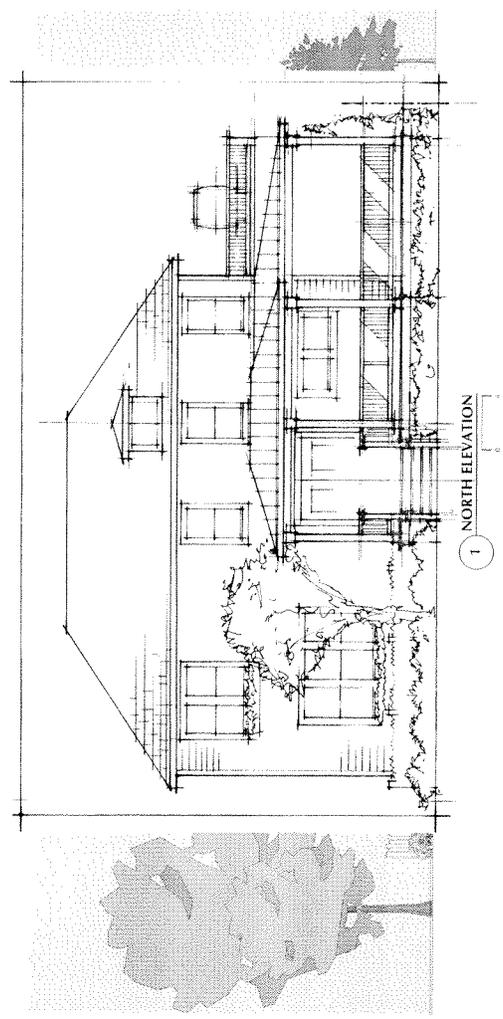
Sup 2011-0055

LARSON KOENIG
ARCHITECTS
1177 ANDERSON AVENUE, SUITE 100
ROANOKE, VA 24060
TEL: 540-799-7007 FAX: 540-799-8000
WWW.LARSONKOENIG.COM

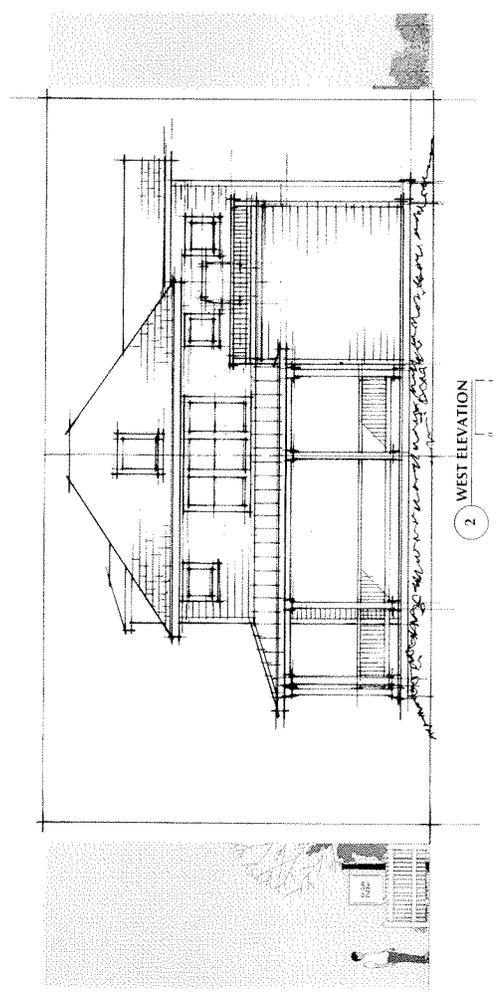
SSE KLINGEMANN
BUILDING SYSTEMS ENGINEERING
1807 BRADLEY ROAD, SUITE 200
ROANOKE, VA 24060
D. ANTHONY BEALE, LLC
STRUCTURAL ENGINEERING
1807 BRADLEY ROAD, SUITE 200
ROANOKE, VA 24060
TEL: 540-799-7277

DATE: 08-11-11
ISSUE: PERMIT
TEAM: REL. PLAN, WEST ELEV.
REVISION: REL. PLAN, WEST ELEV.

DEL RAY CAFE
205 EAST FORTELL AVENUE, ROANOKE, VA 24060
ELEVATIONS NORTH + WEST
A - 9



1 NORTH ELEVATION



2 WEST ELEVATION

