

509 2010-0077



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 719 King St Alex, VA 22314
TAX MAP REFERENCE: 074.02-02-03 **ZONE:** KR

APPLICANT

Name: PITA House
Address: 407 Cameron St Alex, VA 22314

PROPERTY OWNER

Name: 719 King Street, LLC
Address: 5817 Governors View Lane Alex, VA 22310
SITE USE: Restaurant

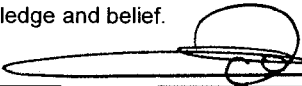
THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

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.

TAREK MOUKALLED
Print Name of Applicant or Agent
5817 governors view lane
Mailing/Street Address
Alex, VA 22310
City and State Zip Code


Signature 703-688-1949 cell
703-684-9194 703-684-1118
Telephone # Fax #
Moukly@Aol.com
Email address
10-29-10 1116-10
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 # 2008-0080

Date approved: 12 / 23 / 2008
month day year

Name of applicant on most recent special use permit Jasmine Choera

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.)

Full service Restaurant. offering indian cuisine
carry-out is available. open seven days a week.
for lunch and dinner. 74 seats

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 PITA House is a Full service Restaurant and carry-out is Available has been open since 1992 at 407 Cameron St - Now Moving To 719 King Street. open seven days a week. For Lunch and Dinner. will keep the same Seating of 74 seats. serving Lebanese Cuisine. Now Adding 40 Square Feet in the Rear of the Restaurant for walkin cooler.

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

If the use is closed, provide the date closed. 09 / 25 / 2010
month day year

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

Please see Attachment of New PLAN.

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

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

11:30 AM. until 10:00 PM. SUN Thru Thursday
Friday and Sat 11:30 AM until 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:

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.

Adding New. freezer + fridge. new cooking hood.
Please Attachment. Remodel kitchen and new dishwashing
cleaning area

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?

if any one not then will provide off street parking
All employees will be taking the bus to work.

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

If yes, how many spaces, and where are they located?

will comply with church square parking garage located on the 100 block of north Alfred street.

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:

2460 feet

2500 feet

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:

TAREK, Moukalled. 100%

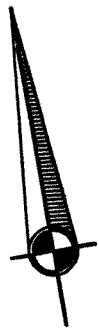
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NOTE: ELECTRIC IS UNDERGROUND.
AREA = 2,742 S.F.

SEP 2010-0077

NORTH COLUMBUS STREET

MONUMENT LINE



10' ALLEY

S 80°43'00" E
27.42'

2 STORY
BRICK
BUILDING

CONC. ALLEY

ASPHALT ALLEY

EXHAUST VENTS

OFF 0.3'

ON LINE

T/E POLE
CONC. PARKING

ON 0.1' ON 0.2'

ON 0.3'

ON 0.2'

2 STORY
BRICK
ADDITION

2 STORY
BLOCK
ADDITION

100.00'

ABUTTIN WALLS

59.7'

0.5' BUILDING CAP

100.00'

N 09°30'00" E

ON 0.5'

S 09°30'00" W

33.04'

1 STORY
BRICK
721

3 STORY
BRICK
BUILDING
717 - # 719

3 STORY
BRICK
715

OFF 3.9'

CONCRETE

OFF 0.2'

40.1'

ON 1.3'

70'

OFF 0.2'

ON 0.1'

OFF 0.5'

OFF 1.5'

OFF 0.3'

BRICK WALK
AWNING
GAS VALVE

M.H.

LIGHT POLE

STEP
AWNING

BRICK WALK
WATER METER

1.0' CONC. CURB

33.00'

N 80°43'00" W ~ 27.42'

MONUMENT LINE

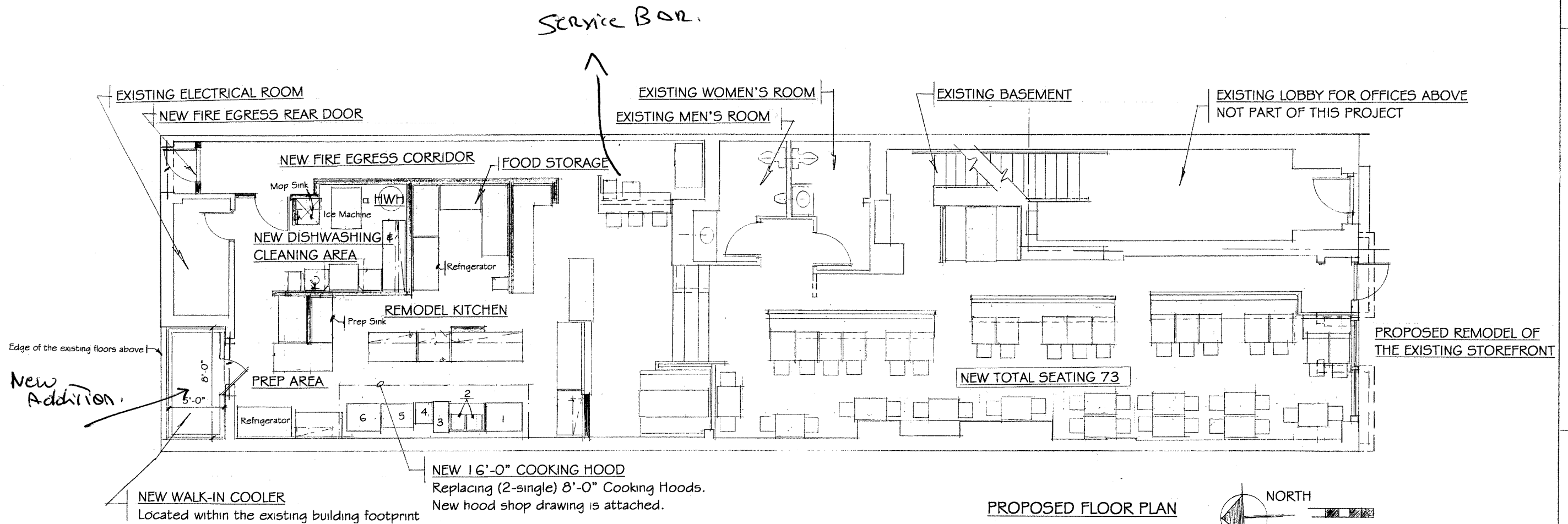
KING STREET



PLAT
SHOWING BUILDING LOCATION ON
THE PROPERTY LOCATED AT
717- # 719 KING STREET
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 24, 2004

GRAPHIC SCALE

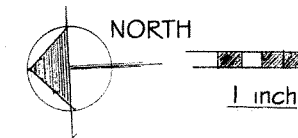
Effected Kitchen Areas	
New Dishwashing & Cleaning Area (Consolidation of the existing items)	87.5 Square feet
Remodeled Kitchen (Walk-in Cooler 40 square feet included)	517.5 Square feet
Total Area:	645 Square feet



Cooking Equipment			
no.	ct.	item	width
1	1	Griddle	36"
2	2	Vertical broiler (Gyro Machine)	18"
3	1	Fryer	18"
4	1	Stock Pot Range	18"
5	1	Charbroiler	36"
6	1	Range & Oven (6) burner	36"

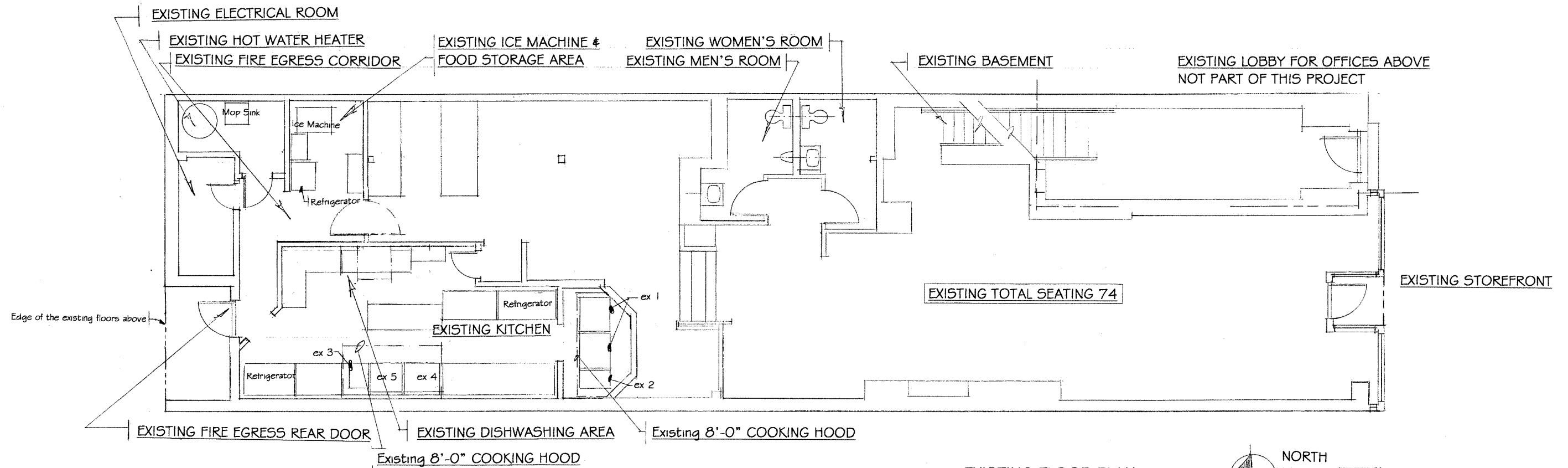
PROPOSED FLOOR PLAN

1/8" = 1'-0"



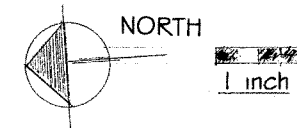
<u>Effectuated Kitchen Areas</u>	
Existing Cleaning Areas	127 Square feet
Existing Kitchen	374 Square feet
Total Area:	501 Square feet

Total Floor Area of the Restaurant 2,500 Square Feet



<u>Existing Cooking Equipment</u>			
no.	ct.	item	width
ex 1	2	Tandoor Oven	36"
ex 2	1	Fryer	18"
ex 3	1	Stock Pot Range	18"
ex 4	1	Charbroiler	36"
ex 5	1	Range & Oven (6) burner	36"

EXISTING FLOOR PLAN
1/8" = 1'-0"



Existing Restaurant
719 King Street
Alexandria, Virginia 22314

Architect
Robert John Goldsack, Jr. A.I.A.
145 West Washington Street, Hagerstown, Maryland 21740
Telephone: 240-625-9057 e-mail: robert@robertgoldshospitalityarchitect.com
Virginia Architectural License Number: 7878
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10/29/2010
Revised
11/8/2010

HOOD INFORMATION

HOOD NO.	MODEL	LENGTH	MAX. COOKING TEMP.	TOTAL EXH. CFM	EXHAUST PLENUM RISER(S)					TOTAL SUP. CFM	SUPPLY PLENUM RISER(S)					HOOD CONSTRUCTION	HOOD CONFIG.	
					WIDTH	LENG.	DIA.	CFM	S.P.		WIDTH	LENG.	DIA.	CFM	S.P.		END TO END	ROW
1	3650 BD-2	16' 0.00'	450 Deg.	3200	10'	15'		1600	-0.977'	0					430 SS Where Exposed	ALONE	ALDNE	
2	618 MISC-BR	16' 0.00'	300 Deg.	0						2560				430 SS Where Exposed	ALONE	ALDNE		

HOOD INFORMATION

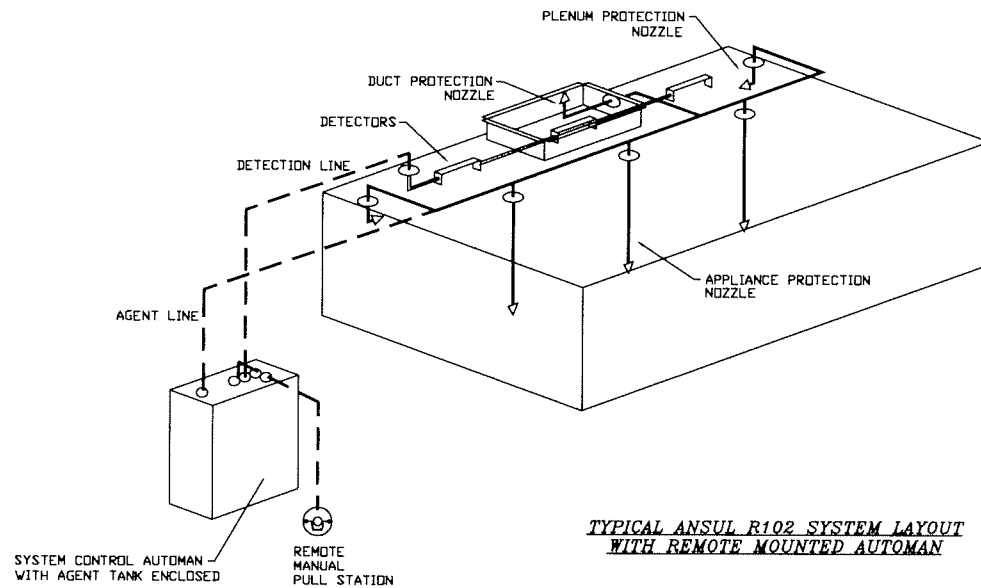
HOOD NO.	FILTER(S)				LIGHT(S)				UTILITY CABINET(S)				FIRE SYSTEM PIPING	HOOD HANGING WGT	
	TYPE	QTY.	HEIGHT	LENGTH	QTY.	TYPE	WIRE GUARD	LOCATION	TYPE	SIZE	MODEL #	QUANTITY			LOCATION
1	Captrate Solo Filter w/	2	16"	16"	8	Incandescent Light Fxtr	NO							YES	874 LBS
2					0									NO	141 LBS

HOOD OPTIONS

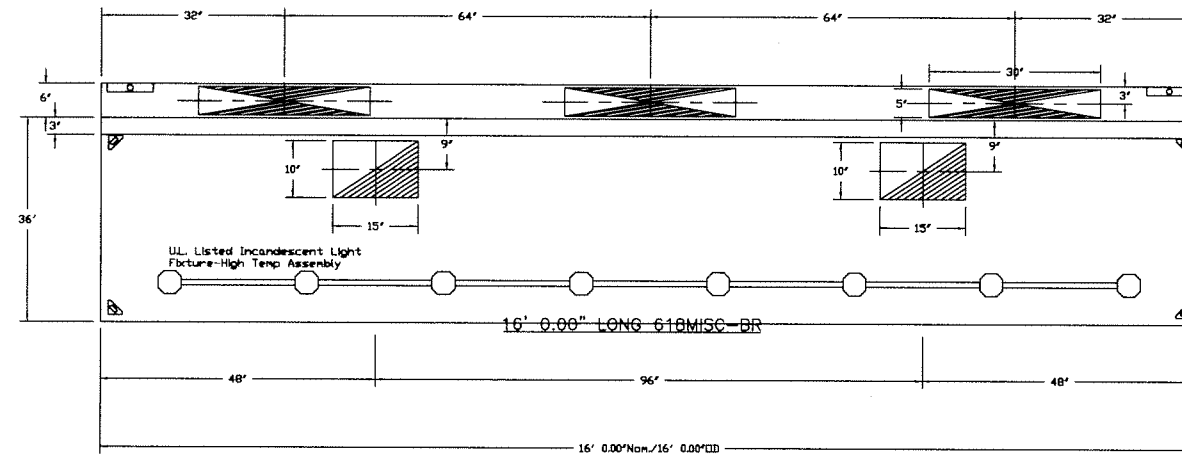
HOOD NO.	OPTION
1	FIELD WRAPPER 6.00' High Front, Left, Right
	BACKSPASH 30.00' High X 192.00' Long 430 SS
	RIGHT QUARTER END PANEL 26' Top Width, 0' Bottom Width, 26' High 430 SS
	LEFT QUARTER END PANEL 26' Top Width, 0' Bottom Width, 26' High 430 SS
	BALANCE DAMPERS
	TOP INSULATION

BACK RETURNS(S)

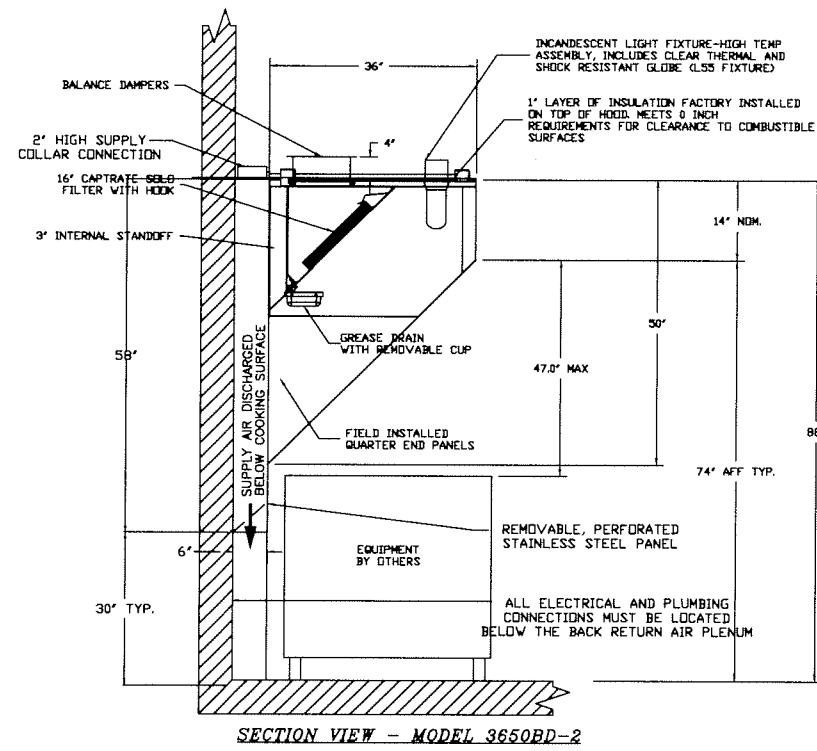
HOOD NO.	WIDTH	LENGTH	CHEESE MELTER SUPPORTS	TOTAL SUPPLY CFM	BOOT(S)				
					WIDTH	LENGTH	ANGLE	CFM	S.P.
2	6'	192'	YES	2560	5'	30'	Straight	853	0.066'
					5'	30'	Straight	853	0.066'
					5'	30'	Straight	853	0.066'



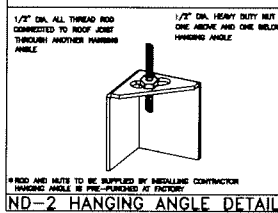
TYPICAL ANSUL R102 SYSTEM LAYOUT WITH REMOTE MOUNTED AUTOMAN



PLAN VIEW - Hood #1
16' 0.00\"/>



SECTION VIEW - MODEL 3650BD-2



CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH NFPA #96 Intertek ETL SANITATION LISTED ETL LISTED #3054804-001

ETL LISTING DESCRIPTION BLOCK
 THE CAPTIVE AIRE MODEL BD2 HAS BEEN U.L. 710 TESTED, LISTED, AND APPROVED TO EXHAUST A MINIMUM OF 105 CFM PER LINEAR FOOT OVER 450 DEGREE COOKING EQUIPMENT

VERIFY CEILING HEIGHT
 Height required to verify that the hood will fit and to size the enclosure panels

REVISIONS

NO.	DESCRIPTION	DATE

CAPTIVE

MARYLAND OFFICE
 7815A Old Georgetown Road, Bethesda, MD 20814 PHONE: (301) 986-1876 FAX: (301) 986-1705 EMAIL: mgj@captivaire.com

Pita House
 ALEXANDRIA, VA

DATE: 10/25/2010
 DWG.#: JDB_1238452
 DRAWN BY: PAB-32
 SCALE: NOT TO SCALE

SHEET NO. 1

EXHAUST FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	MODEL	TAG	CFM	S.P.	RPM	H.P.	#	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)
1	BI22CARM	BI22CARM		3200	3.500	1456	5.000	1	208	27.1	1107 FPM	513.80

HEATER/MUA FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	BLOWER	HOUSING	TAG	CFM	S.P.	RPM	H.P.	#	VOLT	FLA	WEIGHT (LBS.)
2	NSAU2-G12	G12	NSAU.2		2560	0.400	612	0.750	1	208	6.0	267.67

FAN OPTIONS

FAN UNIT NO.	OPTION (Qty. - Descr.)
1	1 - BI20-24 Spring Isolators for Utility Set, Indoor/Outdoor use.
1	1 - Exhaust Fan Grease Cup (Utility Set)

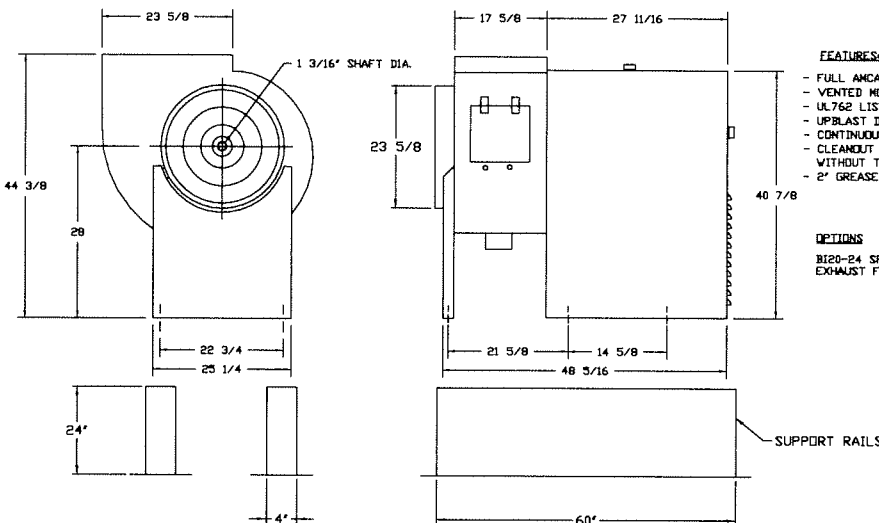
CURB ASSEMBLIES

NO.	DN FAN	ITEM	SIZE
1	# 1	Curb	4.000"W x 60.000"L x 24.000"H

ELECTRICAL PACKAGES

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		ROOFTOP STARTERS	OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY			TYPE	#	H.P.	VOLT	FLA
1		211110FP	Wall Mount In SS Box	SS Wall Mount Box	1 Light 1 Fan		Exhaust On In Fire, Fans On/Off Thermostatically Controlled	Exhaust	1	5.000	208	27.1
								Supply	1	0.750	208	6.0

FAN #1 BI22CARM - EXHAUST FAN



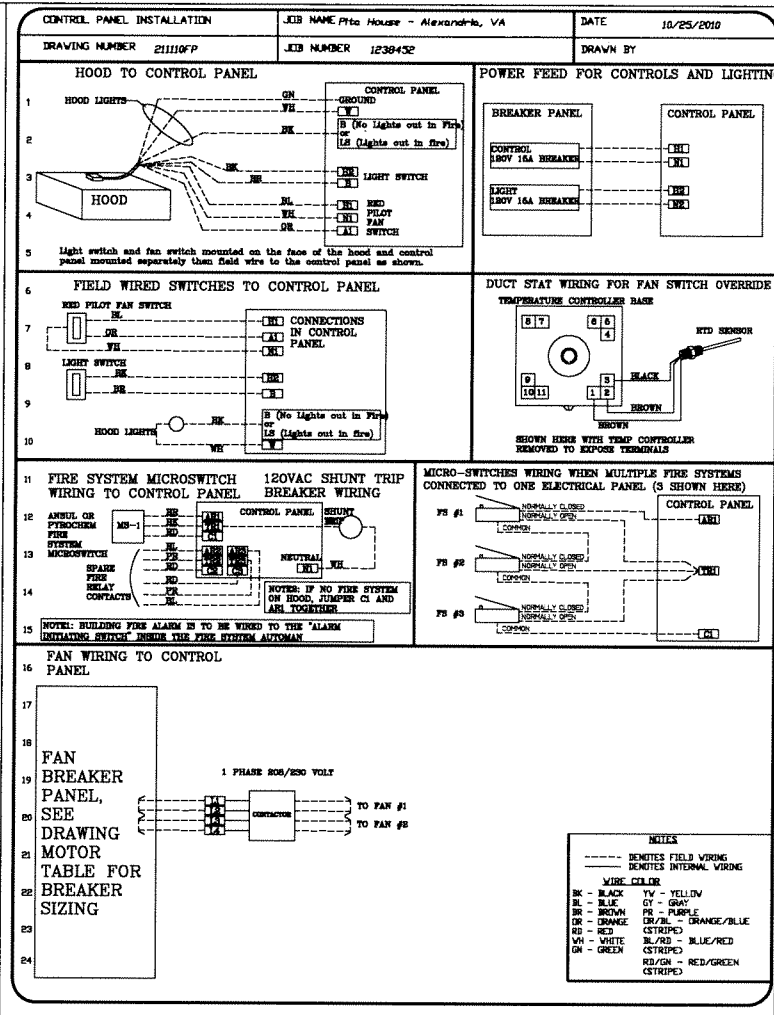
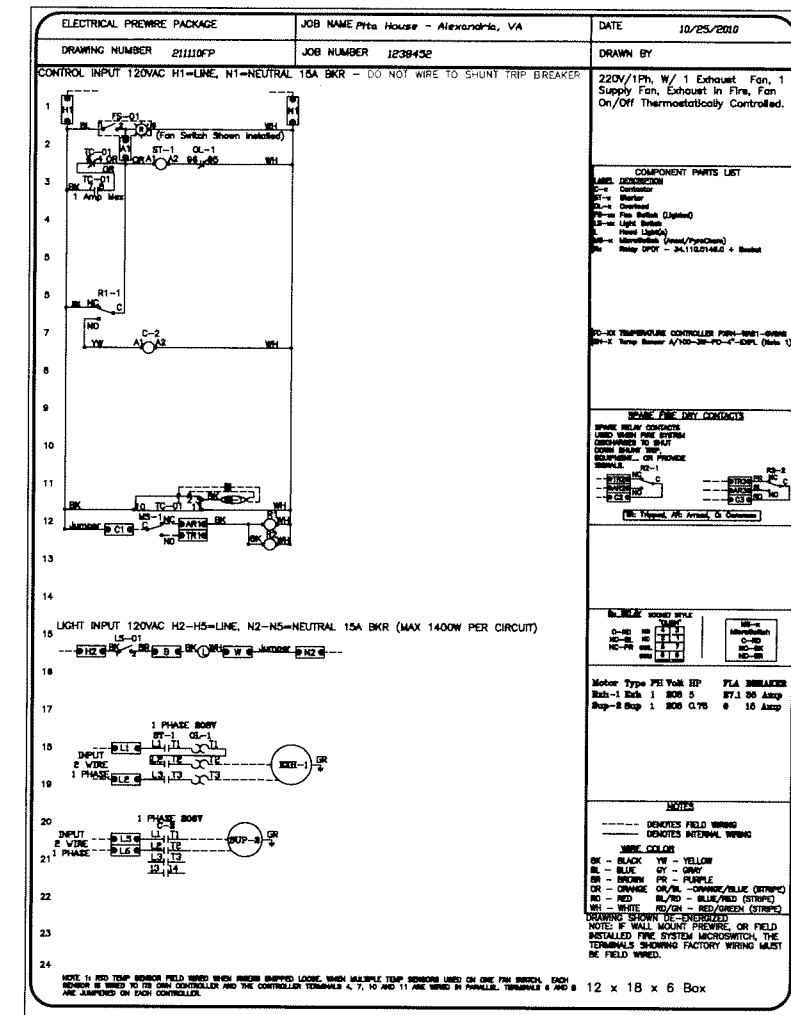
FEATURES:

- FULL AMCA CLASS 1 OPERATION
- VENTED MOTOR COVER FOR WEATHER PROTECTION
- UL782 LISTED FOR RESTAURANT DUTY
- UPBLAST DISCHARGE DIRECTS AIR AWAY FROM FLOOR
- CONTINUOUSLY WELDED HOUSING
- CLEANOUT DOOR WITH LATCHES PROVIDE EASY ACCESS WITHOUT TOOLS
- 2" GREASE DRAIN WILL NOT CLOG

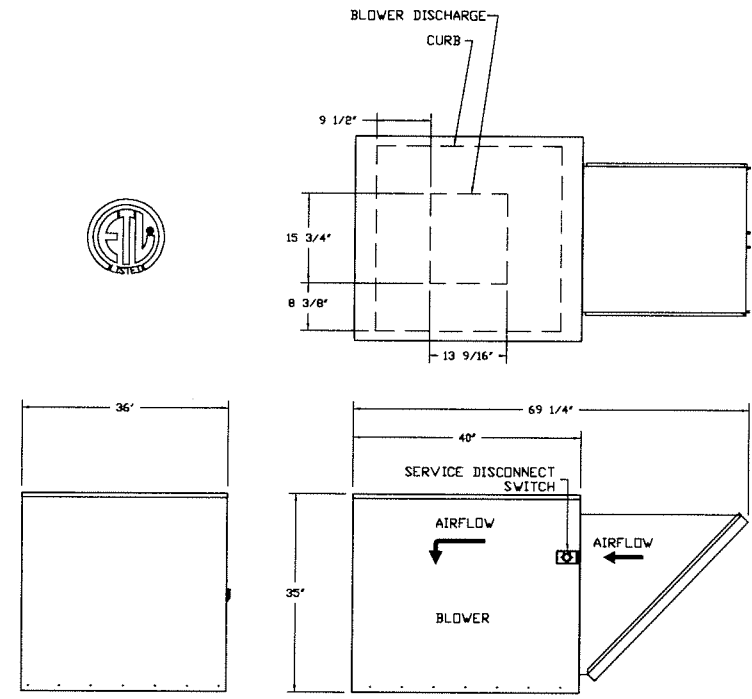
OPTIONS:

- BI20-24 SPRING ISOLATORS FOR UTILITY SET, INDOOR/OUTDOOR USE.
- EXHAUST FAN GREASE CUP (UTILITY SET)

VERIFY PITCH CURB
Curb Pitch Required in order to manufacture the curb to specification.



- FAN #2 NSAU2-G12 - SUPPLY FAN
1. SUPPLY UNIT WITH 12" BLOWER IN SIZE #2 HOUSING
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT



REVISIONS

NO.	DESCRIPTION	DATE

CAPTIVE
MARYLAND OFFICE
7815A Old Georgetown Road, Bethesda, MD 20814 PHONE: (301) 886-1676 FAX: (301) 906-1745 EMAIL: jwg2@captivem.com
www.captivem.com

Pita House
ALEXANDRIA, VA

DATE: 10/25/2010
DWG.#: JDB_1238452
DRAWN BY: PAB-32
SCALE: NOT TO SC ALE

SHEET NO. 2