



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 710 King Street

TAX MAP REFERENCE: 074.02.10-07 ZONE: KR

APPLICANT

Name: RODOLFO E GARCIA

Address: 11438 BRONZEDALE DR., OAKTON, VA 22124

PROPERTY OWNER

Name: MUSTAFA MELIANI

Address: 105 N. WASHINGTON ST., ALEXANDRIA, VA 22314 Ste. 300

SITE USE: Full Service Restaurant

Business Name: Current: Village Brauhaus Proposed (if changing): —

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.

RODOLFO GARCIA

Print Name of Applicant or Agent

11438 BRONZEDALE Drive

Mailing/Street Address

OAKTON VA 22124

City and State Zip Code

[Signature]

Signature

571-431-9888

Telephone # Fax #

fito@villagebrauhaus.com

Email address

October 26, 2022

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 # 2019-00001

Date approved: 02 / 01 / 2019
month day year

Name of applicant on most recent special use permit William Gross

Use Full Service 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.)

Existing Operation functions as a Full service German & Austrian
restaurant trading under Village Braubhaus. Hours of operation are
Sunday 11am - mid., Mon - Thurs 11am - Mid., Fri & Sat 11AM - 2AM
Seating combined as of now ~~was~~ is 249 patrons but has City of AIX
BAR approval for 49 additional seats in the proposed & approved rooftop
design. Subject property is located within the CBD & was
exempt from parking requirements pursuant to Section 8-300(B)
of the Zoning Ordinance.

Restaurant offers beer, wine & mixed beverages for on-premise
and current off-premise covid-19 allowances in accordance
with VA ABC regulations.

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)

No Changes @ this time as we will continue to operate as the Village Brauhaus concept.

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:

None At this Time

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 (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:

Fito Garcia (Rodolfo) & James Van Eperen, owners
of Inca Garden LLC will share ownership of LLC with
Fito running day to day operations. Rodolfo Garcia residing
at 11438 Bronzedale Drive, Oakton, VA 22124 & James Van Eperen
residing at 11211 River View Drive, Potomac, MD, 20854 will
operate 30/70 respectively of Inca Garden LLC with the
continued d/b/a Village Brauhaus.