



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2025-00042

PROPERTY LOCATION: 1000 Cameron Street Alexandria, VA 22314

TAX MAP REFERENCE: 064.03-07-10

ZONE: CD

APPLICANT:

Name: Dany Lopez

Address: _____

PROPOSED USE: Continued use as a restaurant

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Karen Becker (Agent for Dany Lopez)

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Karen S. Becker

Signature

Sept. 12, 2025

Date

Telephone #

Fax #

Email address

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
^{1.} Dany Lopez		50%
^{2.} Iliana Morales Lopez		50%
^{3.}		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1000 Cameron Street Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
^{1.} Dany Lopez		50%
^{2.} Iliana Morales Lopez		50%
^{3.}		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
^{1.}	none	none
^{2.}		
^{3.}		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Sept. 12, 2025

Karen S. Becker

Date

Printed Name

Signature



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 # 2022-00009

Date approved: 04 / 20 / 2022
month day year

Name of applicant on most recent special use permit Dany Lopez

Use Business Use per VBC: 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.)

This is an existing coffee shop and wine bar, with the coffee shop located on the 1st Floor and the wine bar located on the 2nd Floor. The Kitchen is located in the Basement, and there is a dumbwaiter that serves the Basement and 1st Floors.

There is dine-in and take-out service. Approximately 150 patrons are served for dine-in and take-out on a daily basis.

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 proposed changes are as follows:

1.) The addition of (12) seats at (6) 2-top tables in the existing outdoor patio, for a total of 40 seats in the outside patio on the restaurant's property.

2.) The hours on Sunday will increase in the evening from 6:00 p.m. until 10:00 p.m.

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:**

Additional seats in the exterior patio (12 added seats); increased business hours on

Sunday only

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

If yes, list the current hours and proposed hours:

Current Hours:

M-Sat: 5:30 a.m. - 9:30 p.m.

Sunday: 6:00 a.m. - 6:00 p.m.

Proposed Hours:

No Change

Sunday: 6:00 a.m. - 10:00 p.m.

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 Min to 7 Max

Proposed Number of Employees:

6 Min to 10 Max

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.

New tables and chairs in exterior patio

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:

(13) interior and (4) exterior barstools(15) interior seats at tables(24) exterior seats at tables

Proposed:

No ChangeNo ChangeAdditional (12) seats at tables

- 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

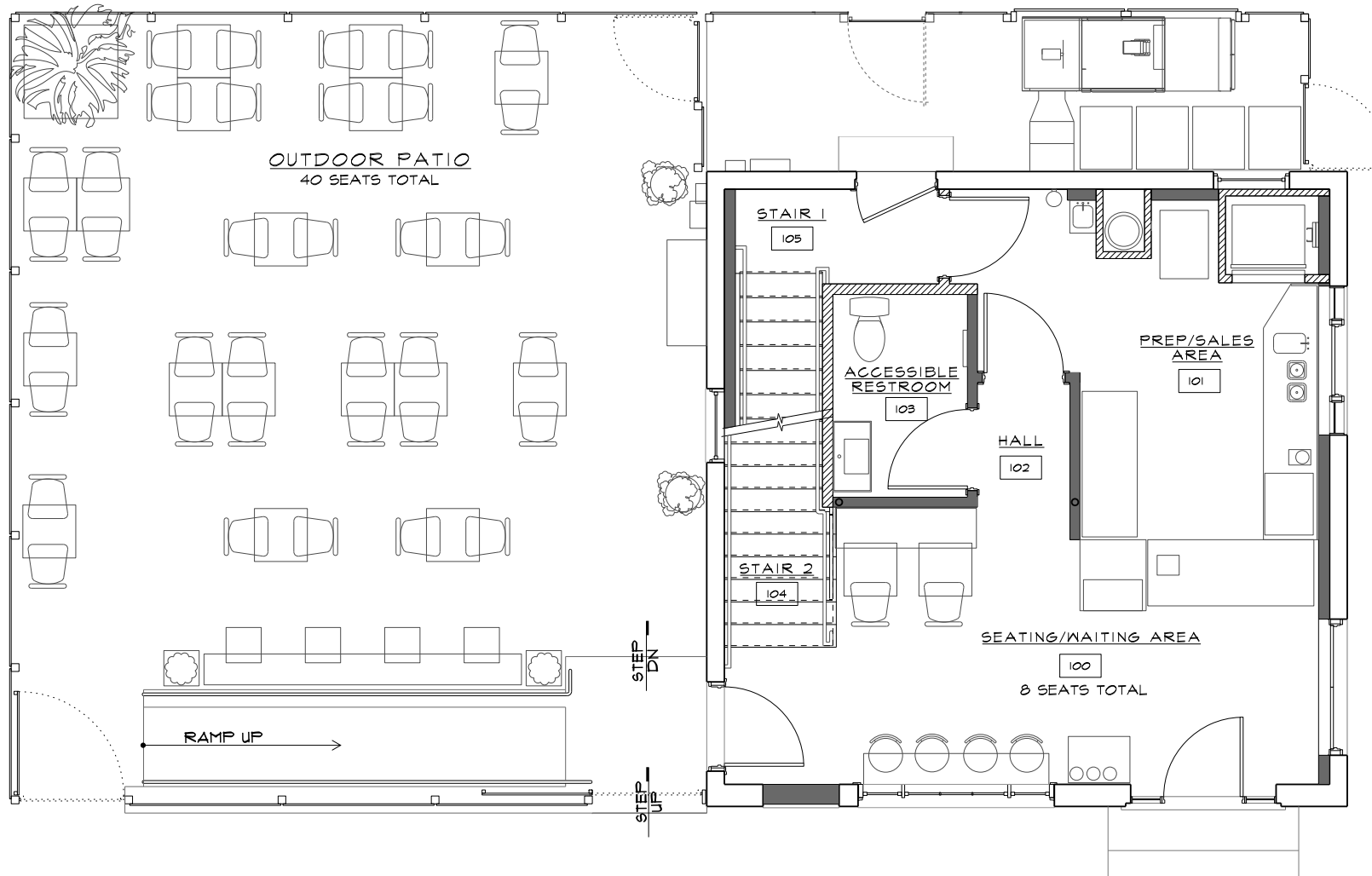
☒ other, please describe: Current Business Owner

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:

Dany Lopez	██	50%
Ilina Morales Lopez	██	50%

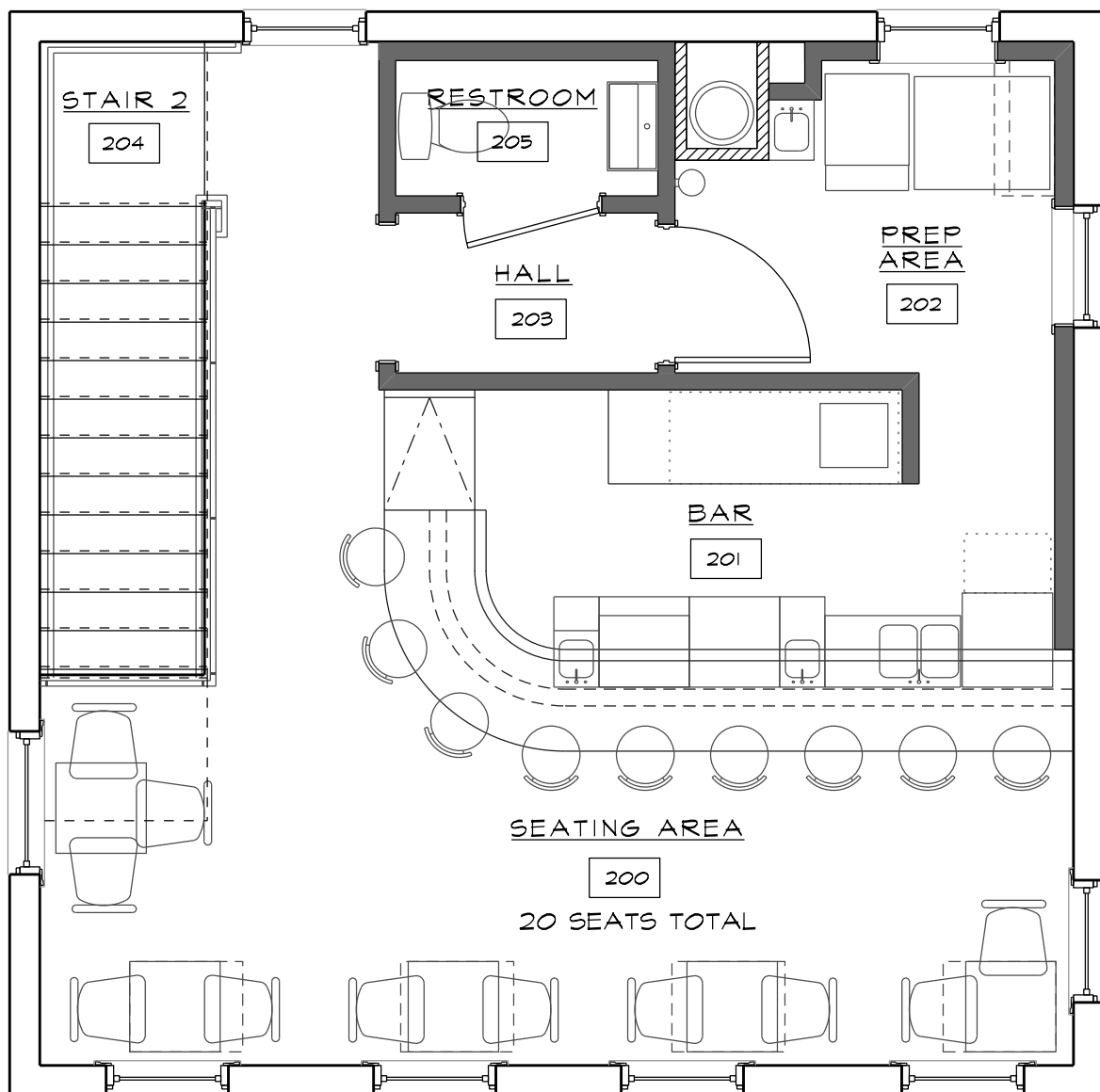


1000 CAMERON ST: FIRST FLOOR & OUTDOOR PATIO SEATING PLAN

JULY 18, 2025
SEP 21, 2025 REV

1/4" = 1'-0"





1000 CAMERON ST SECOND FLOOR SEATING PLAN

JULY 18, 2025

1/4" = 1'-0"