



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 628 King Street

TAX MAP REFERENCE: 074.02-09-27 **ZONE:** CD/KR

APPLICANT:

Name: Jemal's 628 Newco L.L.C.

Address: 628 King Street, Alexandria, VA 22314

PROPOSED USE: SUP for residential conversion per Section 12-102(D) and for a parking reduction

- 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.

M. Catharine Puskar
Print Name of Applicant or Agent

MCPuskar 11-26-2024
Signature Date

[Redacted]
Mailing/Street Address
Arlington, Virginia 22201
City and State Zip Code

[Redacted] [Redacted]
Telephone # Fax #

[Redacted]
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the *(check one)*:

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached.



DOUGLAS DEVELOPMENT CORPORATION

Jemal's 628 Newco L.L.C.



Washington, D.C. 20001

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit and Related Requests
628 King Street, Tax Map ID 074.02-09-27 (the "Property")

Dear Mr. Moritz:

Jemal's 628 Newco L.L.C. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit and any related requests for the Property.

Very truly yours,

Jemal's 628 Newco L.L.C.

By: _____

Its: Authorized Agent

Date: 11/11/24

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. Jemal's 628 Newco L.L.C.	See attached	See attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 628 King 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. Jemal's 628 Newco L.L.C.	See attached	See attached
2.		
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 require 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 indicated 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. Jemal's 628 Newco L.L.C.	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.

11-26-2024

Jemal's 628 Newco L.L.C. by: M. Catharine Puskar, attorney/agent

Date

Printed Name



Signature

Ownership & Disclosure Attachment

Title Owner of 628 King Street (TM 074.02-09-27)

Jemal's 628 Newco L.L.C.

[REDACTED]

Norman Jemal – 69%

[REDACTED]

Douglas Jemal – 6%

[REDACTED]

Matthew Jemal – 25%

[REDACTED]

*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

Narrative Description
628 King Street; Tax Map ID 074.02-09-27
Jemal's 628 Newco L.L.C. (the "Applicant")

The Applicant is the owner of property located at 628 King Street (the "Property"), which is located at the southeast corner of the King Street and S. Washington Street intersection and is zoned to the CD/Commercial Downtown district and the KR/King Street Urban Retail overlay district. The Property is located within the Old Town Small Area Plan, the King Street Retail Strategy, and within the boundaries of the Old and Historic Alexandria historic district.

The existing two-story building on the Property was constructed in the early twentieth century and contains approximately 13,150 square feet of commercial and retail uses at a 1.96 floor area ratio ("FAR"). Since the existing FAR exceeds the maximum permitted 1.5 nonresidential FAR in the KR zone, the building is considered a legally noncomplying structure pursuant to Section 12-101 of the Zoning Ordinance.

As permitted by Section 12-102(D) of the Zoning Ordinance, the Applicant proposes to convert a portion of the ground floor to a residential lobby and convert the second floor to 11 residential units with a Special Use Permit ("SUP"). With the proposed conversion, the building will contain approximately 6,259.24 square feet of residential floor area at a 0.93 FAR and 5,587.11 square feet of commercial floor area at a 0.83 FAR. Consistent with Section 12-102(D), open space is not required with the proposed conversion. In addition, the Applicant proposes interior and exterior renovations to facilitate the conversion. A Certificate of Appropriateness application will be filed under separate cover for the proposed façade renovations.

Nine parking spaces are required to serve the proposed 11 residential units, which includes five studios and six one-bedroom units. However, given that the proposed residential units will be located in an existing building, it is not possible to meet the open space and parking requirements of the KR zone. Accordingly, the Applicant also requests a SUP for a parking reduction.

The Property's close proximity to public transit, office, and retail/restaurant opportunities will mitigate impacts of the proposed parking reduction as the proposed units will attract residents who rely on alternative transportation options (e.g. Metrorail, bus, bikeshare, rideshare, etc.) rather than single occupancy vehicles. Additionally, the proposed reduction will not have any adverse impacts on the surrounding neighborhood.

The proposed conversion of the second floor to residential use is consistent with the King Street Retail Strategy, which relies on 24/7 activity to create a vibrant and active main street experience. This SUP will allow the applicant to adaptively reuse vacant commercial space in the upper floor, which will activate the building and further implement the City's vision for King Street.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Residential: Sunday-Saturday

Hours:

24/7

Commercial: to be determined

to be determined

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the noise ordinance.

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odors are anticipated. Trash will be stored in enclosed containers.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical for the proposed uses.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for the proposed uses.

C. How often will trash be collected?

Typical for the proposed uses.

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Access to the property will be secure.

ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 _____ Standard spaces
 0 _____ Compact spaces
 0 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

- B. Where are off-street loading facilities located? Loading will occur on-street, as it currently does.
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00am to 11:00pm
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.
-

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.
-

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? Yes No
- Do you propose to construct an addition to the building? Yes No
- How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?

13,150.53 sq. ft. (existing) + 0 sq. ft. (addition if any) = 11,846.35 sq. ft. (total)

- 19.** The proposed use is located in: (*check one*)
- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: _____
- an office building. Please provide name of the building: _____
- other. Please describe: _____
- *Note: proposed building changes result in a reduction from the amount of existing floor area.

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction to reduce the amount of required residential parking spaces, as shown in the enclosed plans and attached narrative description.

2. Provide a statement of justification for the proposed parking reduction.

See attached narrative description.

3. Why is it not feasible to provide the required parking?

See attached narrative description.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

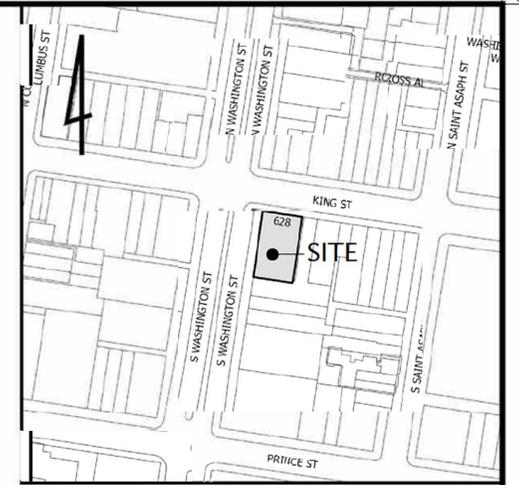
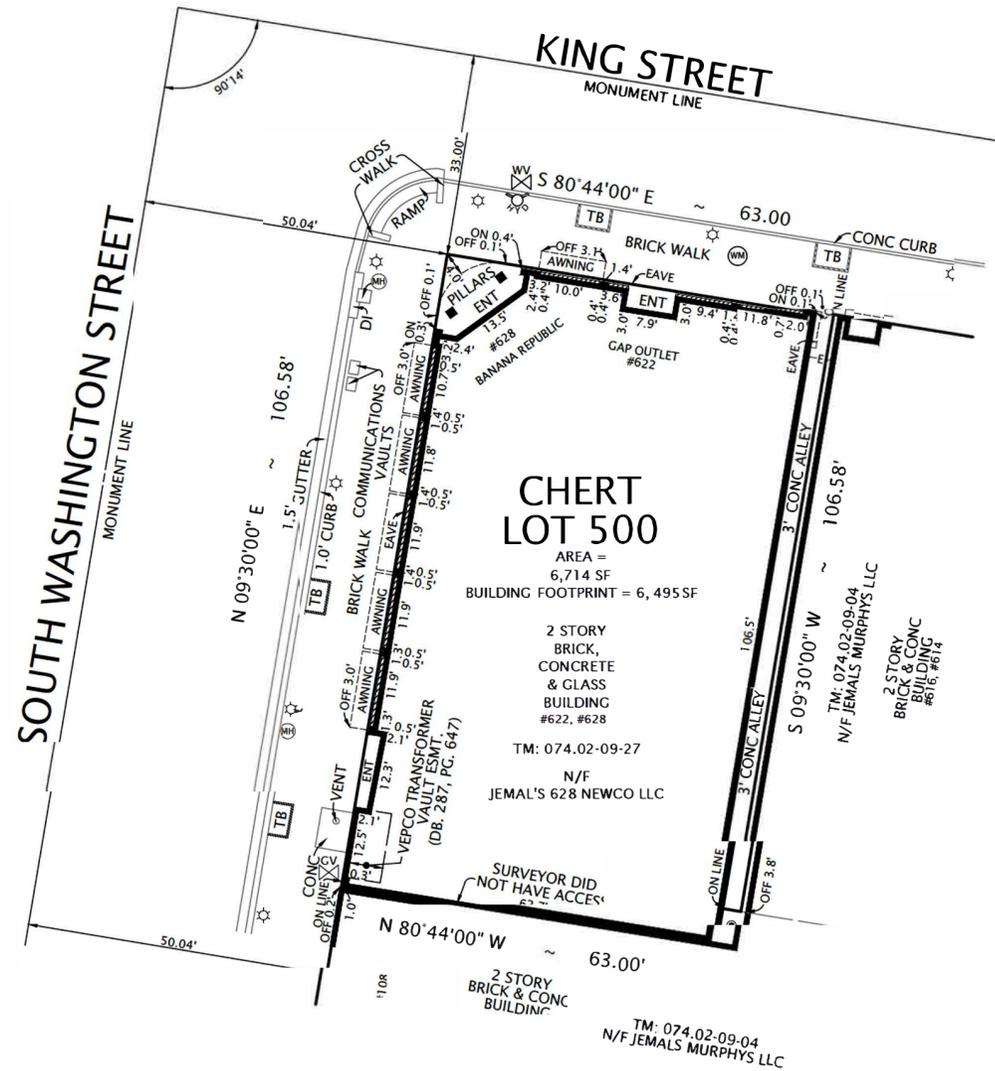
628 KING ST, ALEXANDRIA, VA

ZONING TABULATION:

- 01. ZONE OF SITE KR/CD (KR OVERLAY) (CD INITIAL ZONING)
- 02. EXISTING USE: RETAIL/OFFICE PROPOSED:
MIXED USE - RETAIL/RESIDENTIAL
- 03. SITE AREA 6,714 SF
- 04. NUMBER OF DWELLING UNITS: (6) 1 BEDROOMS
(5) STUDIOS
TOTAL - 11 UNITS
- 05. FLOOR AREA: EXISTING
BASEMENT: 6,703.15 SF (NOT CONTRIBUTING TO FAR)
FIRST: 6,532.06 SF
SECOND: 6,618.47 SF
TOTAL 13,150.53 SF (1.96 FAR)
- 06. FAR: ALLOWED PROPOSED
COMMERCIAL: 1.5 FAR 5,587.1 SF 0.83 FAR
RESIDENTIAL: 1.25 FAR 6,259.24 SF 0.93 FAR
TOTAL = 1.76 FAR
- 07. OPEN SPACE:
EXISTING: 0 SF
REQUIRED: 0 SF PER SECTION 12-102(D)
PROVIDED: 0 SF
- 08. HEIGHT: PERMITTED: 50' EXISTING/UNCHANGED: 32' - 1"
- 09. PARKING TABULATION: RESIDENTIAL REQUIRED:
0.8 SPACES/UNIT*** = 9 SPACES
RESIDENTIAL PROVIDED: 0 SPACES
COMMERCIAL REQUIRED: NONE REQUIRED PER SECTION 8-300(B)
COMMERCIAL PROVIDED: 0 SPACES

PARKING REDUCTION SUP REQUESTED FOR RESIDENTIAL PARKING

****ADMINISTRATIVE REDUCTIONS
5% REDUCTION - 20% STUDIOS
5% REDUCTION - 4 BUS ROUTES
10% REDUCTION - WALKABILITY SCORE 90-100
- 10. LOADING SPACES: REQUIRED:
REQUIRED: NONE REQUIRED PER SECTION 8-200(B)(5)
PROVIDED: 0

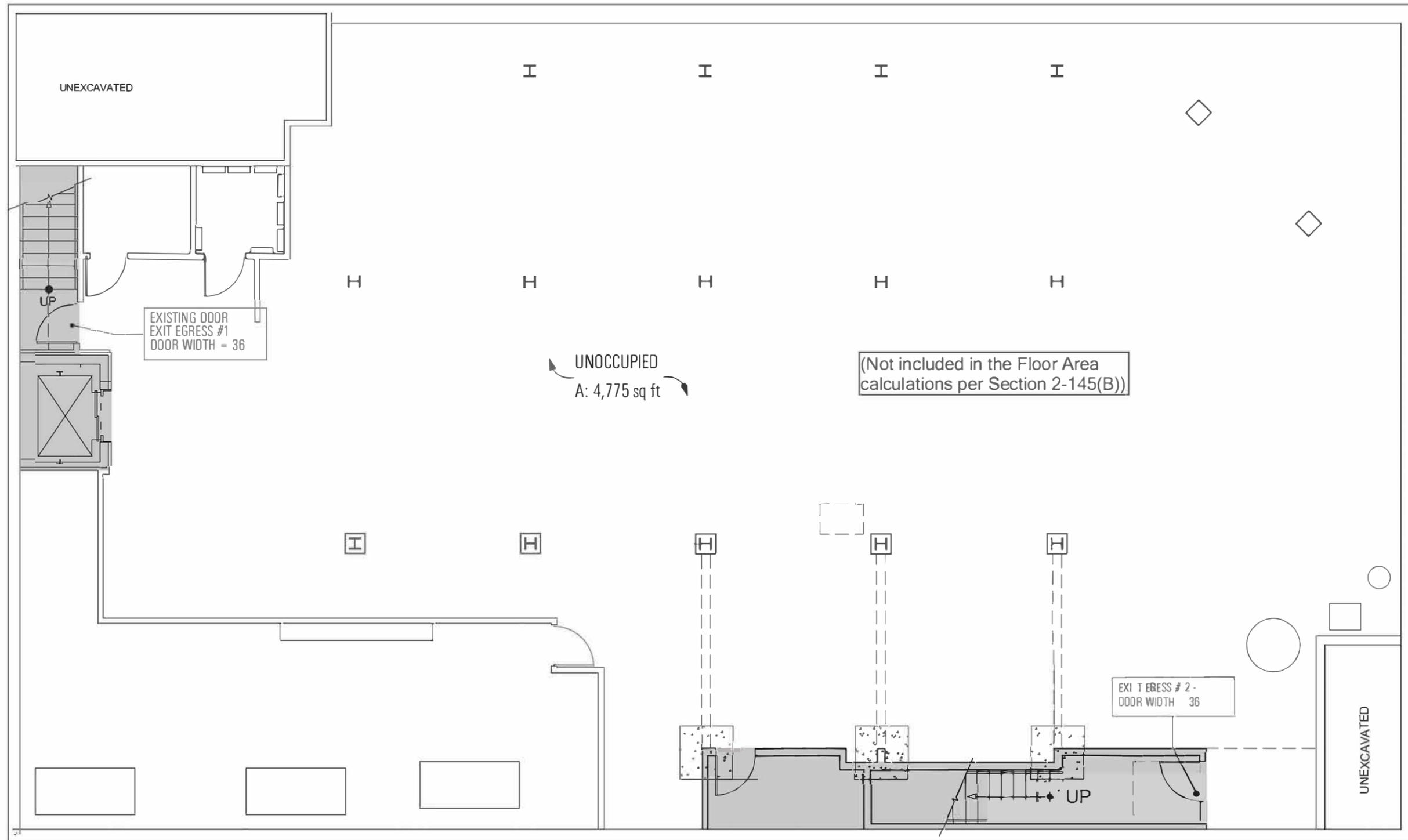


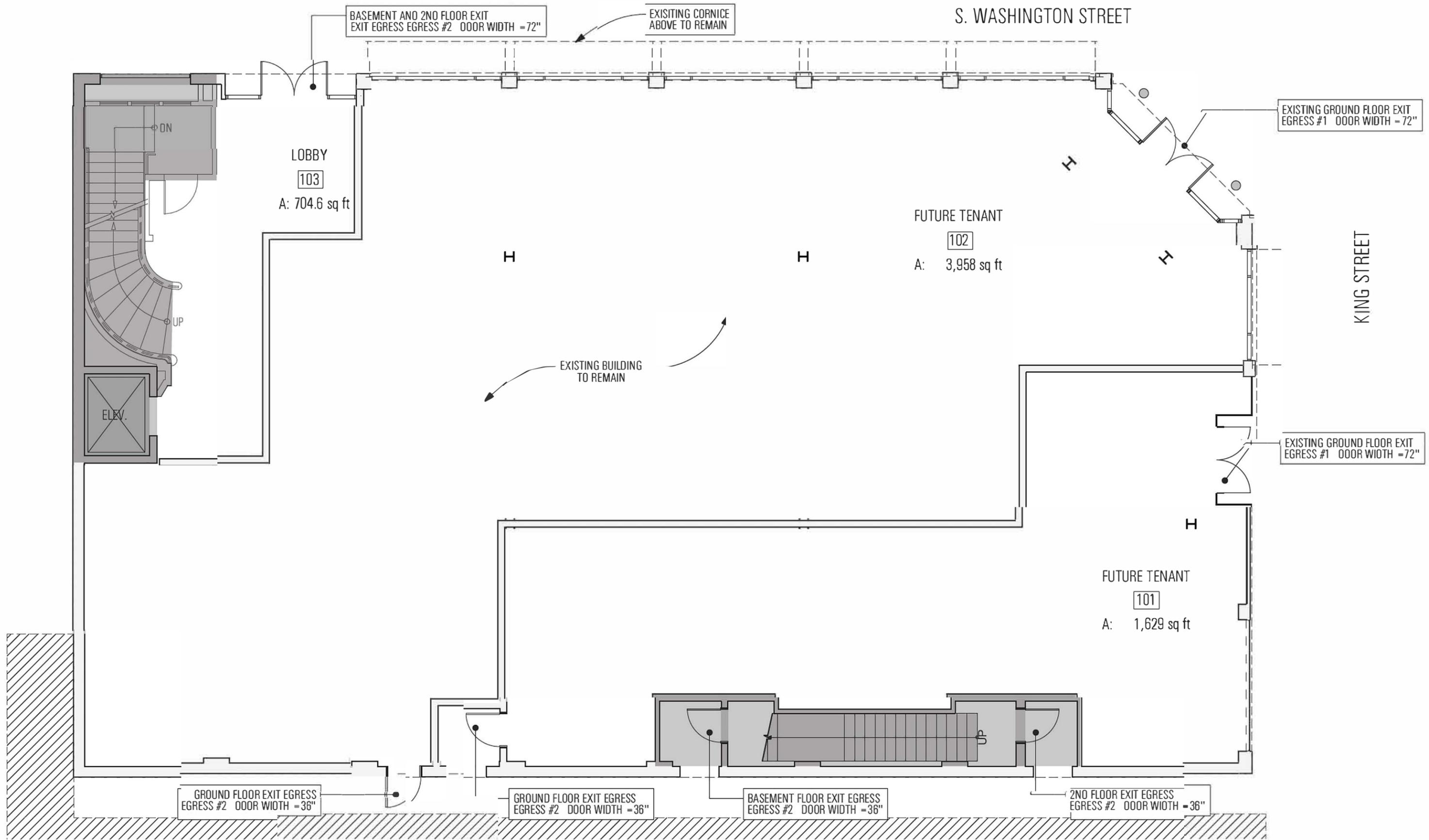
VICINITY MAP
SCALE: 1" = 200'

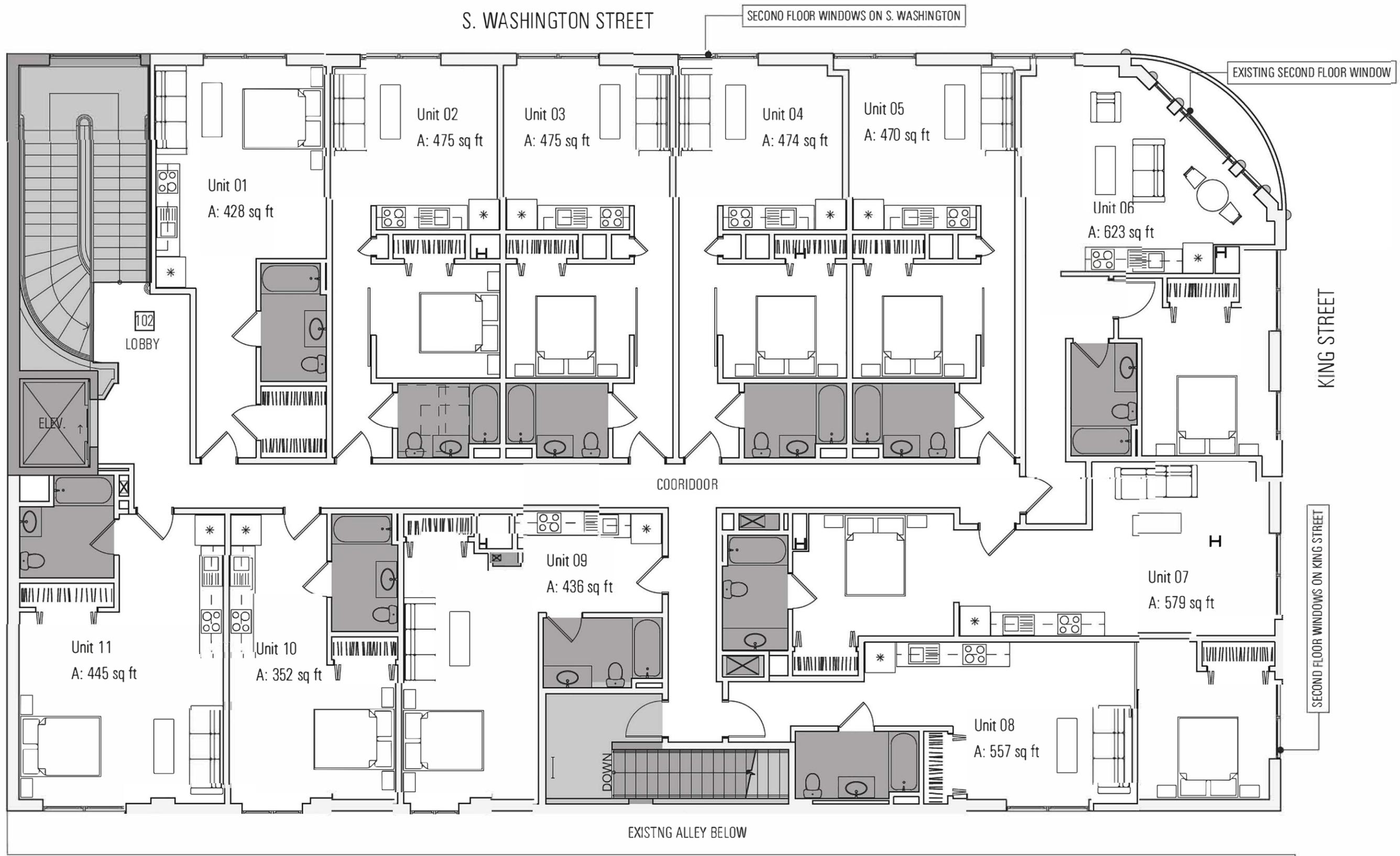
SPECIAL USE PERMIT PLAT
ON
LOT 500
CHERT
(INST. NO. 210027614)
(#628 KING STREET)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 10, 2022
NOVEMBER 11, 2024 (SUP PLAT)

DOMINION Surveyors
Inc. Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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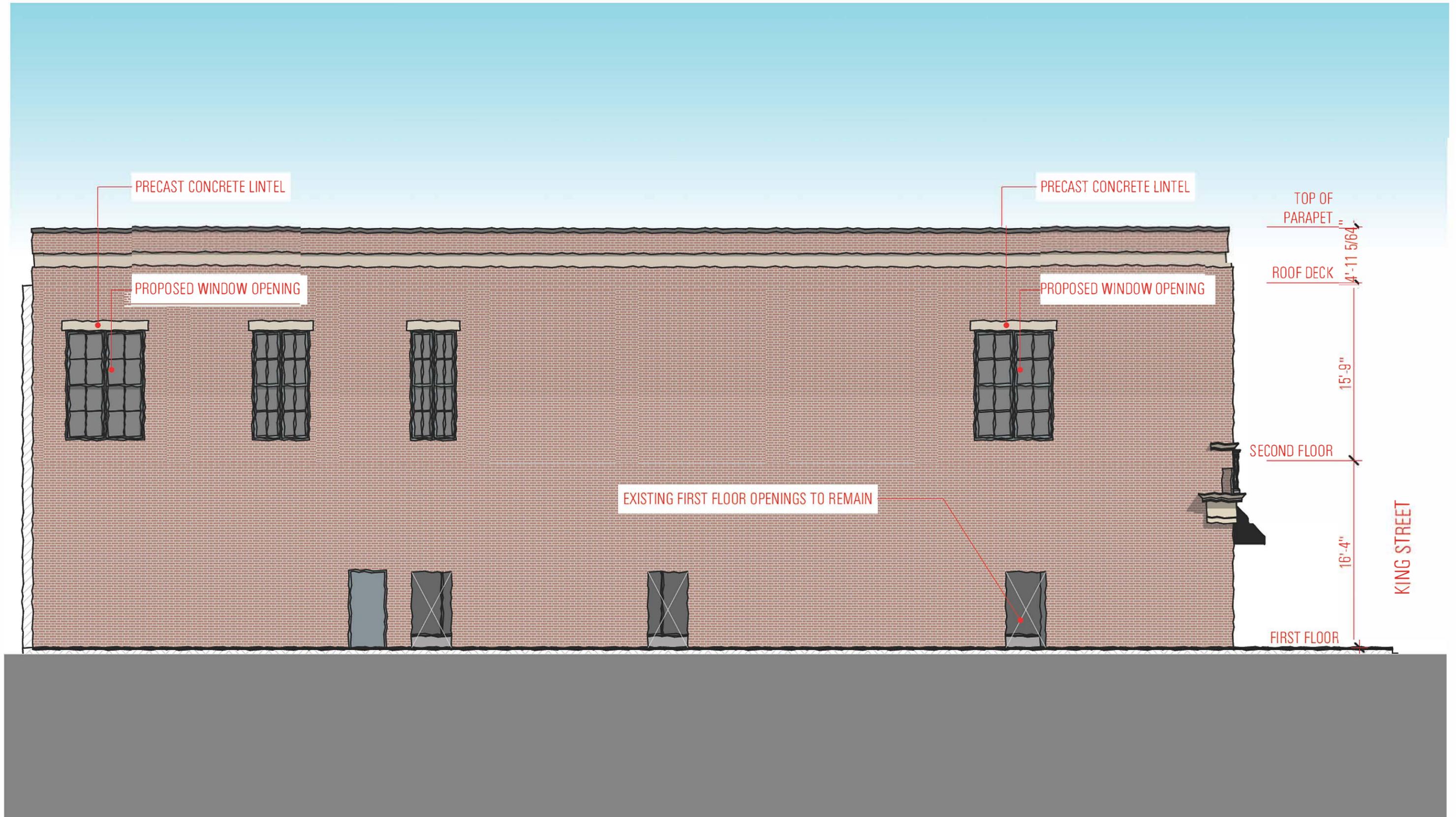


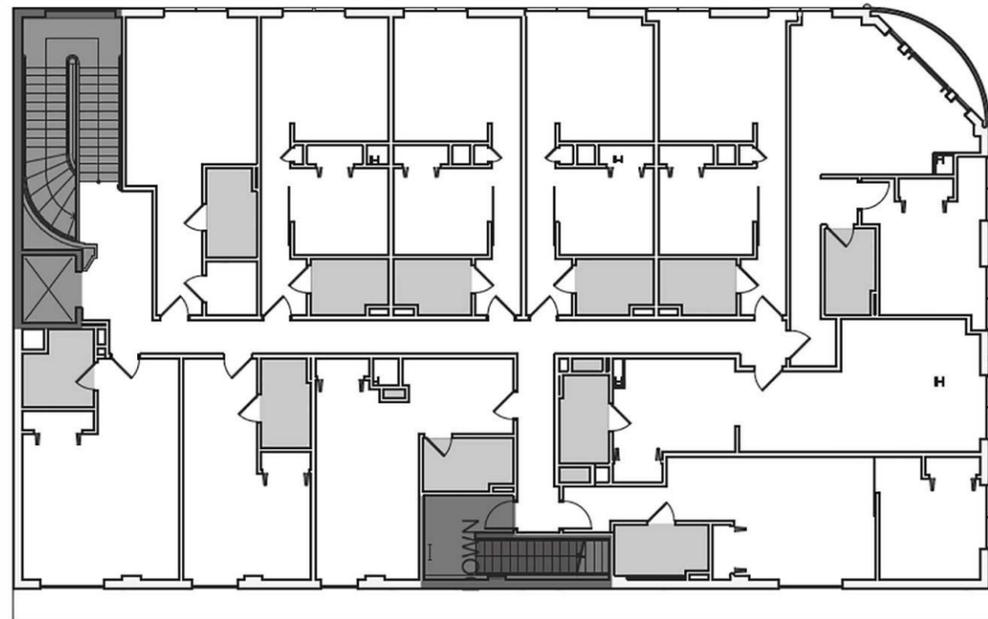








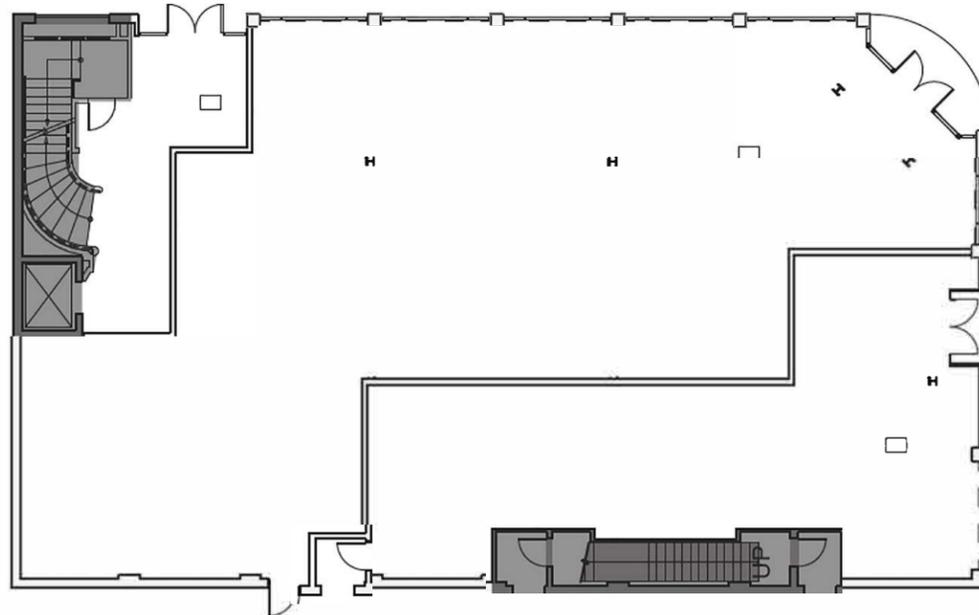




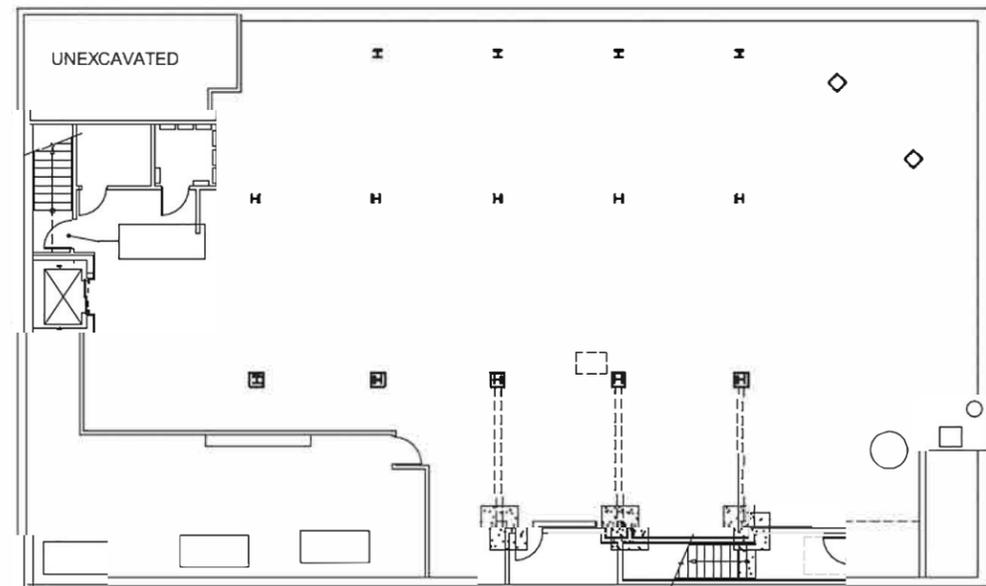
FAR DEDUCTIONS

- SHAFTS, STAIRS
ELEVATOR
- BATHROOMS

3 Second Floor Plan



2 First Floor Plan



1 CELLAR (NIC IN FAR CALCULATIONS)

Building Statistics					
Total Lot Area	6714				
Group	Floor Area			Number of Units	
	Gross Floor Area (gsf)	Net FAR Floor Area	STUDIO	1 BR	
Residential	7,323	6,259	5	6	
Retail	12,256	5,587			
Total:	19,580	11,846	Total:	11	

Residential Floor Area (sf)					
	Cellar (Non-contributing to FAR)	First	Second	Total	
Gross	0.00	704.60	6,618.47	7,323.07	
Deductions	0.00	321.73	742.10	1,063.83	FAR
Net	0.00	382.87	5,876.37	6,259.24	0.93

Retail Floor Area (sf)					
	Cellar (Non-contributing to FAR)	First	Second	Total	
Gross	6,429.00	5,827.46	0.00	5,827.46	
Deductions	0.00	240.35	0.00	240.35	FAR
Net	6,429.00	5,587.11	0.00	5,587.11	0.83

Total FAR				1.76	
Total Floor Area (sf)				13150.53	