



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 # 2019-0020

Date approved: 7 / 12 / 2019  
month day year

Name of applicant on most recent special use permit Michael Strutton

Use 305 South Washington Street (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.)

~~Operation type: Restaurant. Number of Patrons served/Occupancy: 150. Number of employees: 6. Parking availability: Approximately 16 spaces for parking nearby the premises.~~  
This has been an ongoing restaurant since 1984 serving delicious italian food and wine to its patrons. It is a beloved restaurant in the community operated by a long-time Alexandria resident, Franco Abbruzzetti. Mr. Abbruzzetti required Vatican LTD from Michael Strutton on September 30, 2022 via contract. That same contract terminated the lease agreement between Mr. Abbruzzetti and Mr. Strutton. As a result, the special use permit needs to be transferred to Mr. Abbruzzetti's name.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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.

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

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

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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:

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8. Will there be any renovations or new equipment for the business? \_\_\_\_ Yes X No  
If yes, describe the type of renovations and/or list any new equipment proposed.

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9. Are you proposing changes in the sales or service of alcoholic beverages? \_\_\_\_ Yes X No  
If yes, describe proposed changes:

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10. **Is off-street parking provided for your employees?**  Yes  No  
If yes, how many spaces, and where are they located?  
4-5 spaces. Located near the INOVA building nearby the business.

11. **Is off-street parking provided for your customers?**  Yes  No  
If yes, how many spaces, and where are they located?  
Approximately 16 spaces located near the INOVA building nearby the business.

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:**

Applicant: Franco Abbruzzetti, 1604 Boyle Street, Alexandria, VA 22314. He owns the premises located at 305 S Washington Street, Alexandria, VA 22314 and the business entity for the restaurant operating at that same premises, Vatican LTD.

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## FOR YOUR INFORMATION

### **Special Use Permits Eligible for Administrative Approval**

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

### **Special Use Permit for Change of Ownership**

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

- 1) The applicant is not requesting a change in the conditions of the special use permit;
- 2) there have been no substantiated violations of the special use permit conditions;
- 3) there are no changes proposed or anticipated in the operation of the use involved;
- 4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
- 5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will continue to comply with the special use permit conditions.

### **Special Use Permit for Minor Amendment**

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

- 1) Hours of operation;
- 2) number of seats;
- 3) number of employees; visitors of customers; or
- 4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

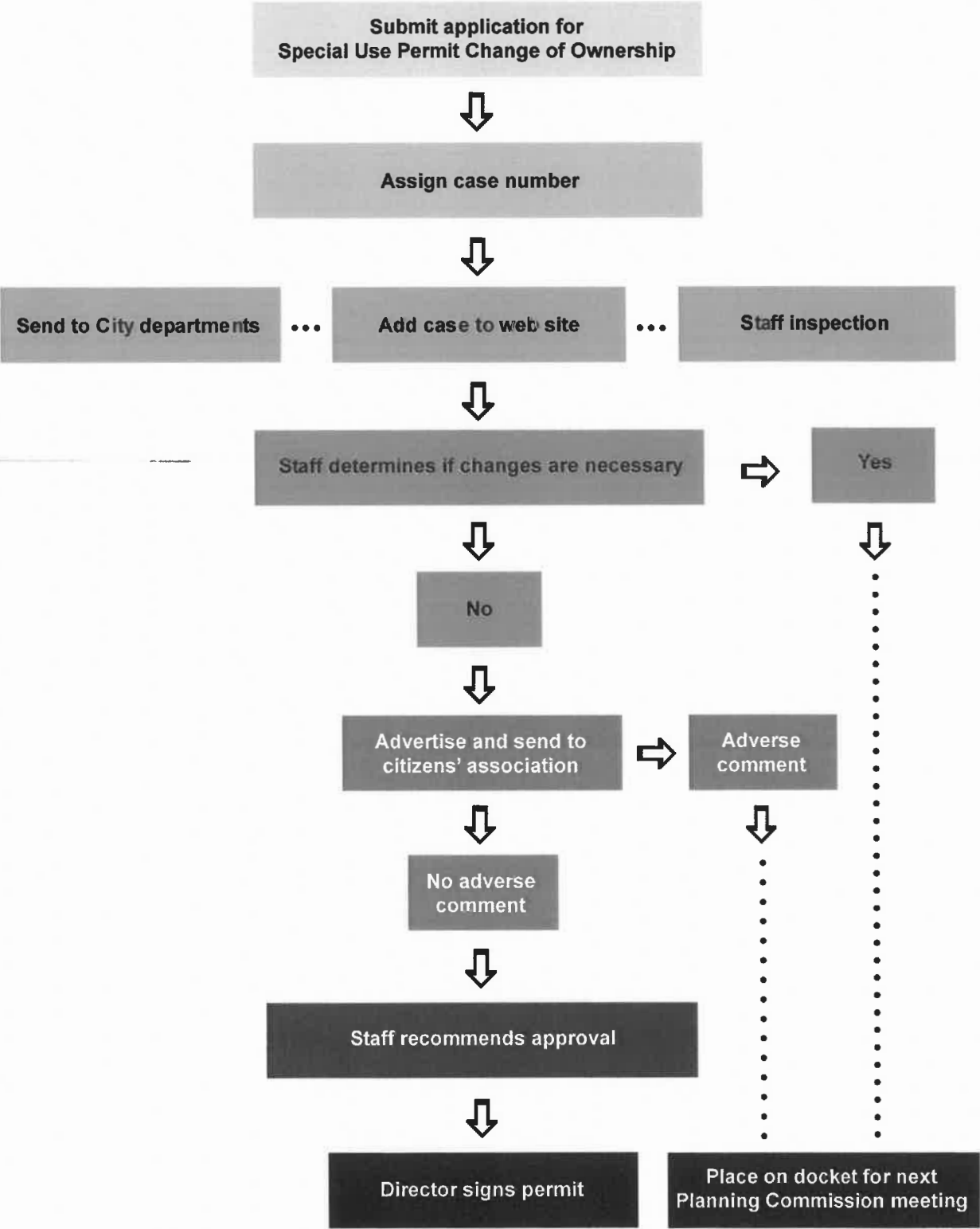
- 1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
- 2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
- 3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

### **Approval Process**

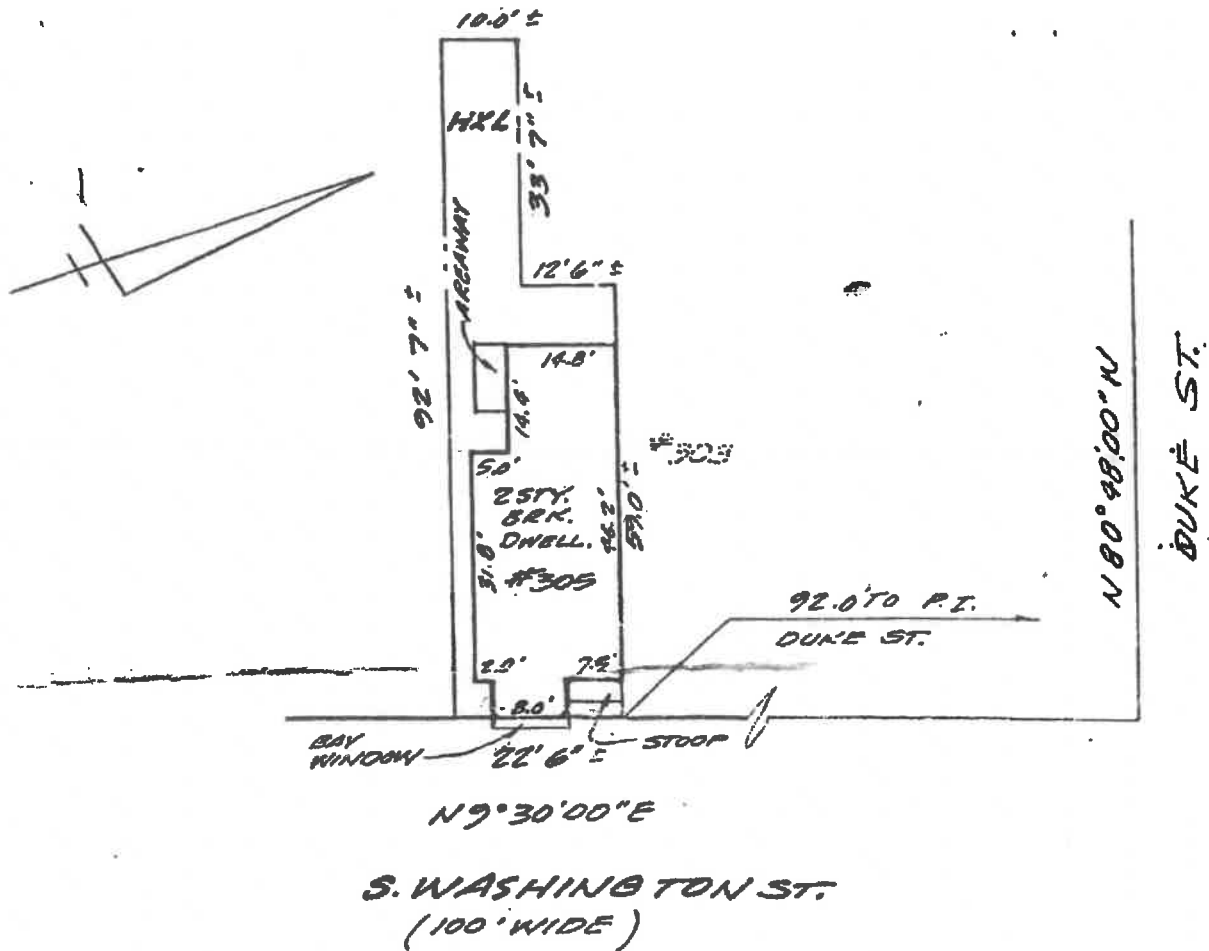
For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

# PROCESS FLOW CHART: Change of Ownership SUP





Note: This physical survey plat is not intended to be used as an aid to the positioning of fences, plantings, structures and/or construction of any kind unless corner monuments are indicated. In the event the owner or his agent so alters to interpret said drawing for such purposes, he is free to do so, but he is known that the surveyor accepts no responsibility for interpretations other than his own.



PHYSICAL SURVEY  
 LOT HXL D.B. 657 PG. 452  
 #305  
**S. WASHINGTON ST.**  
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 25'

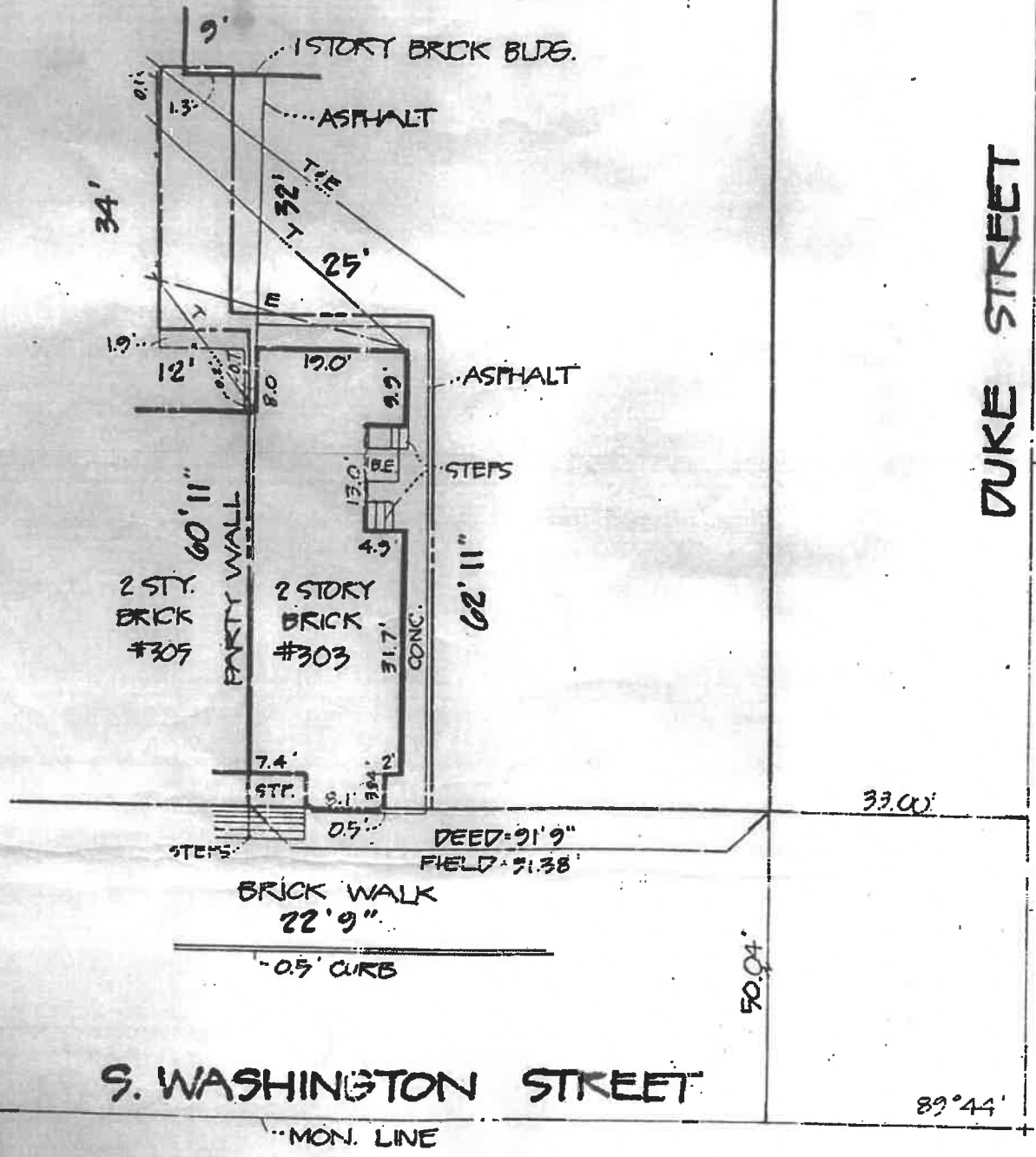
APRIL 16, 1985  
 PURCHASER ABBRUZZETTI



SCHILLER & ASSOCIATES  
 PLANNERS & SURVEYORS  
 MARYLAND & VIRGINIA

*John F. Schiller*  
 CERTIFIED CORRECT  
 FAIRFAX, VIRGINIA

NOTE LOT DOES NOT MATHEMATICALLY CLOSE.



S. WASHINGTON STREET

DUKE STREET

### PLAT

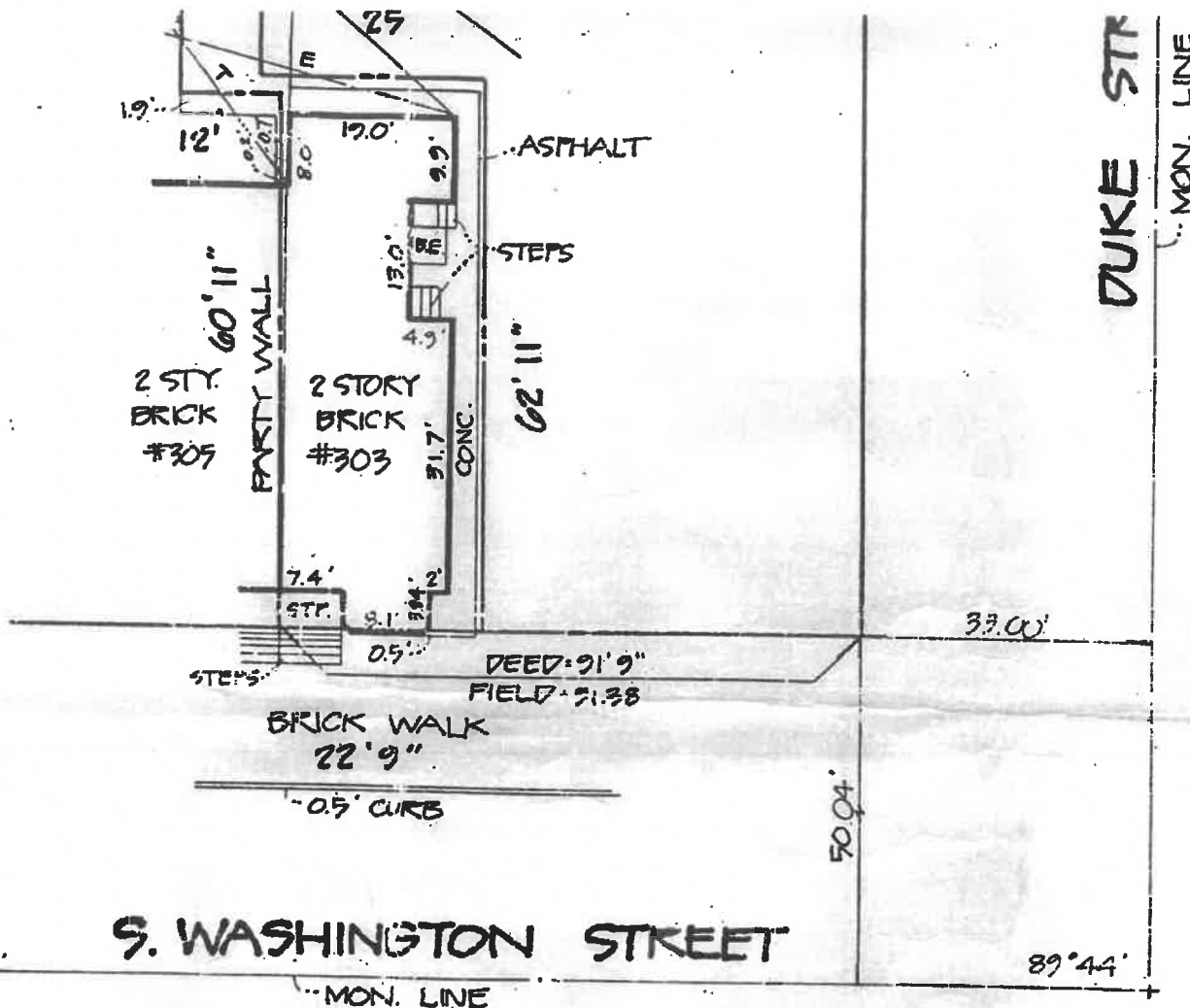
SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTY LOCATED AT

## # 303 SOUTH WASHINGTON STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" =

AUGUST 1, 1986



**S. WASHINGTON STREET**

MON. LINE

89°44'

**PLAT**

SHOWING PHYSICAL IMPROVEMENT SURVEY  
ON THE PROPERTY LOCATED AT

**# 303 SOUTH WASHINGTON STREET**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" =

AUGUST 1, 1986

PLAT SUBJECT TO RESTRICTIONS  
OF RECORD

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS  
OF ALL THE EXISTING IMPROVEMENTS HAVE  
BEEN CAREFULLY ESTABLISHED BY A TRAN-  
SIT TAPE SURVEY AND UNLESS OTHERWISE  
SHOWN, THERE ARE NO VISIBLE ENCROACH-  
MENTS.

*R.C. Fields, Jr.*  
R.C. FIELDS, JR. I.S.



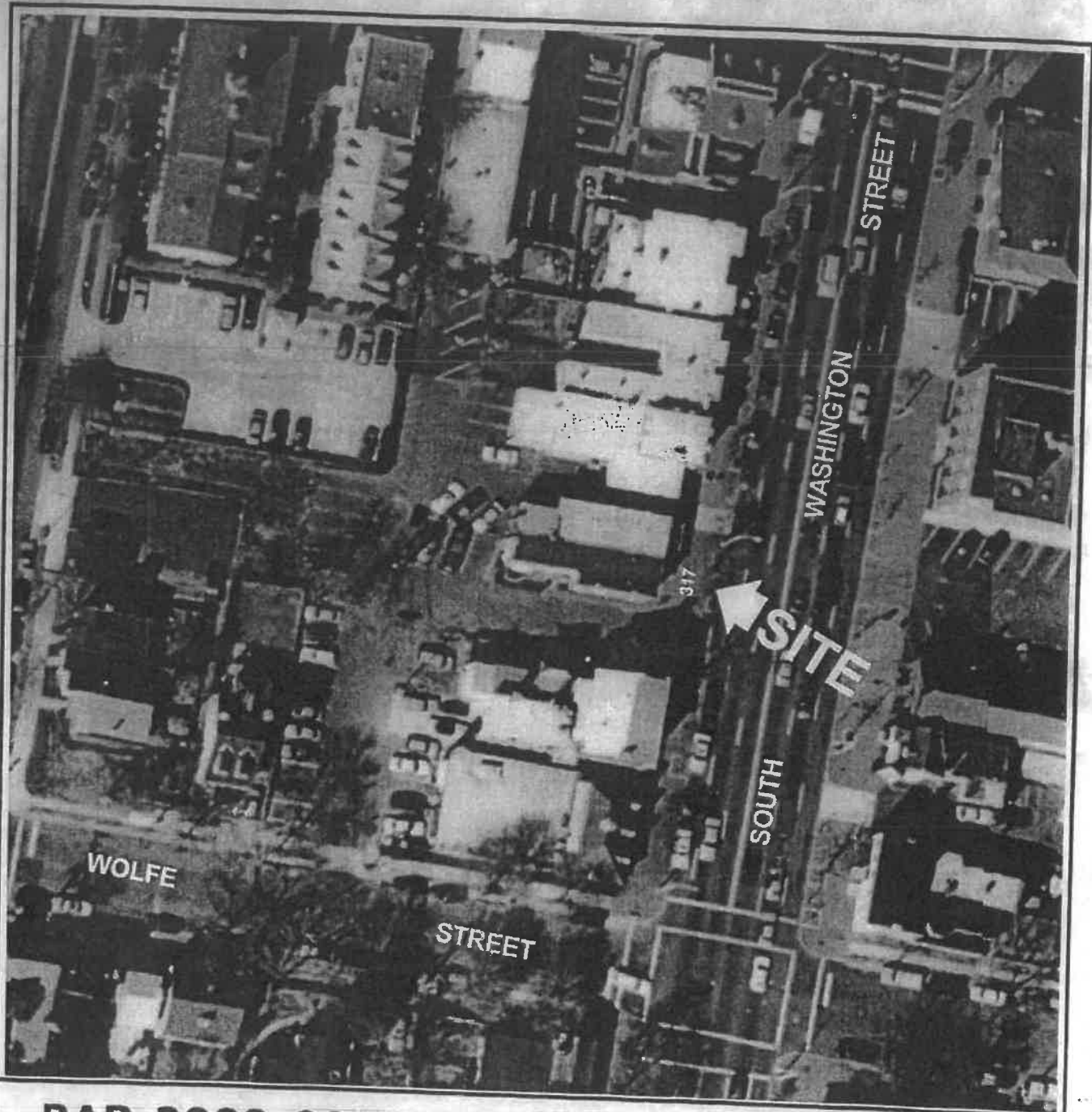
CASE NAME:

LEE-ABBRUZZETTI

DAVIS & RUFFNER

R. C. FIELDS, JR.  
& ASSOCIATES

721 GIBBON STREET  
ALEXANDRIA, VIRGINIA 22314  
(703) 549-6422



**BAR-2000-0011**

**2/16/00**



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