

Docket Item # 5  
BAR CASE # 2016-00361

BAR Meeting  
November 16, 2016

**ISSUE:** Signage  
**APPLICANT:** Nicecream Factory  
**LOCATION:** 726 King Street  
**ZONE:** KR/King Street Retail

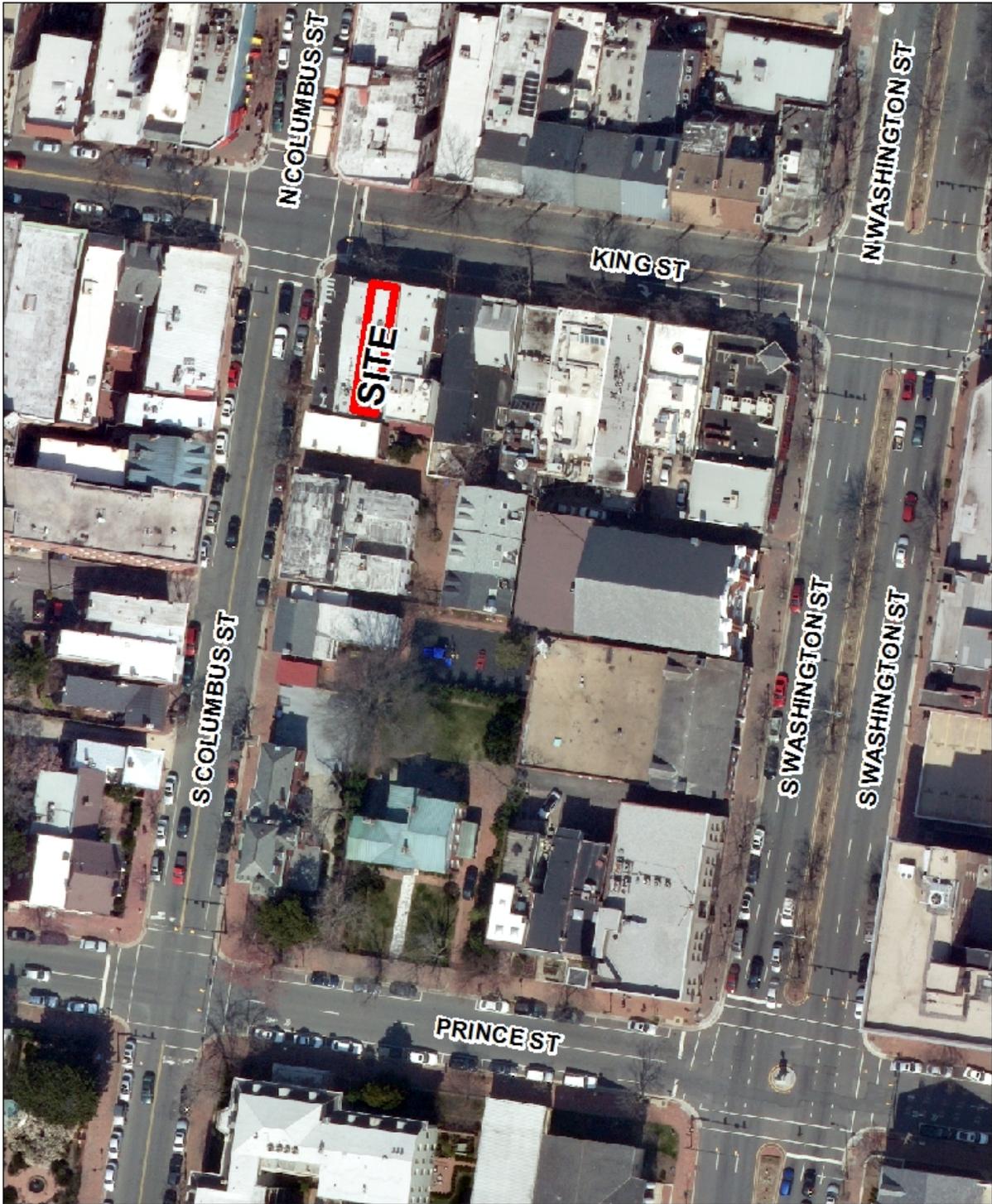
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**STAFF RECOMMENDATION**

1. Approval of a Certificate of Appropriateness for the wall and projecting signs, provided the LED light strip is integrated into the sign band trim and the lights bulbs are not visible to pedestrians, and
2. Denial of the request to paint or lime wash the unpainted first floor masonry wall.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00361



## **I. ISSUE**

The applicant is requesting approval of a Certificate of Appropriateness for two illuminated signs, alterations to the storefront system and the painting of an unpainted masonry wall at 726 King Street.

The individual letter wall sign will measure 9' by 1'- 2" (10.44 square feet) and will be centered in the existing sign band above the first floor storefront window. The sign will be illuminated by LED linear strip lighting installed along the top and bottom of the sign band, similar to the integrated lighting approved by the Board for Magnolia's on King (703 King Street). The projecting sign will measure 2' by 1.6' (3 square feet) and will be illuminated by mini spotlights integrated into the projecting bracket.

Changes to the storefront window consist of new aluminum coping and new octagonal white tile on the entrance and on the knee wall below the window. The applicant also requests approval to either paint or lime wash the existing unpainted masonry wall on the first floor.

## **II. HISTORY**

The two-story commercial building at 726 King Street was constructed **prior to 1891**, according to the Sanborn Fire Insurance maps. The existing angled storefront window is not original to the construction of the building, and likely dates to **1947**, when the BAR approved a new first floor storefront. Given the continued commercial use of the property, there have been a number of signs approved for the subject property over the years. Most recently, on May 7, 2015, BAR staff administratively approved signage for the prior tenant (BAR Case # 2015-131).

## **III. ANALYSIS**

While the BAR's Sign Policy allows for up to two signs per business, the square footage of the signage exceeds what staff may approve administratively and the applicant must seek Board approval for the signs. Staff has no objection to the signs or their size, given the particularly narrow 14 foot wide storefront and the recessed entrance. However, the applicant should work with staff to review a large scale lighting detail to confirm that the LED lighting can be installed on the sign band so that the fixture itself is not visible and lights do not shine into pedestrian's eyes and that the intensity of the illumination does not visually overpower the streetscape.

Staff also supports the changes to the storefront, which will help to modernize the first floor. However, staff does not support the applicant's request to paint, or lime wash, the first floor brick wall for a number of reasons. The BAR has historically opposed painting brick and the zoning ordinance stipulates that the painting a previously unpainted masonry surface requires review and approval of a Certificate of Appropriateness from the BAR at a public hearing. With few exceptions, the Board has consistently denied such requests. Although the applicant has stated that the painting or lime washing of the wall is intended to lighten up the storefront to make it more inviting, staff believes that the proposed new signage, storefront paving and the painted sign band will be sufficient to achieve this goal. Painting a masonry surface not only potentially traps moisture in the wall, it is also largely irreversible because it is difficult to remove without further damaging the brick.

Although many of the commercial buildings on King Street have a storefront which is a later addition that is stylistically unrelated to the building above, very few brick commercial buildings are painted on just the first floor. With the majority of this narrow storefront being large plate glass, painting the first floor wall gives the second floor brick mass an uncomfortable floating appearance and creates a significant contrast between the first floor and the more traditional historic upper floors. Although a lime wash would not damage the brick to the extent that paint would, staff believes that it is also not appropriate for the same reasons listed above. As a result, staff recommends denial of the request to paint or lime wash the first floor unpainted masonry wall.

**STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

**Zoning Comments**

C-1 Proposed signs and store front alterations will comply with zoning. A minimum of 8' from the bottom of the hanging sign to the sidewalk must be maintained.

**Code Administration**

No comments received.

**Transportation and Environmental Services**  
**COMMENTS**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

**CODE REQUIREMENTS**

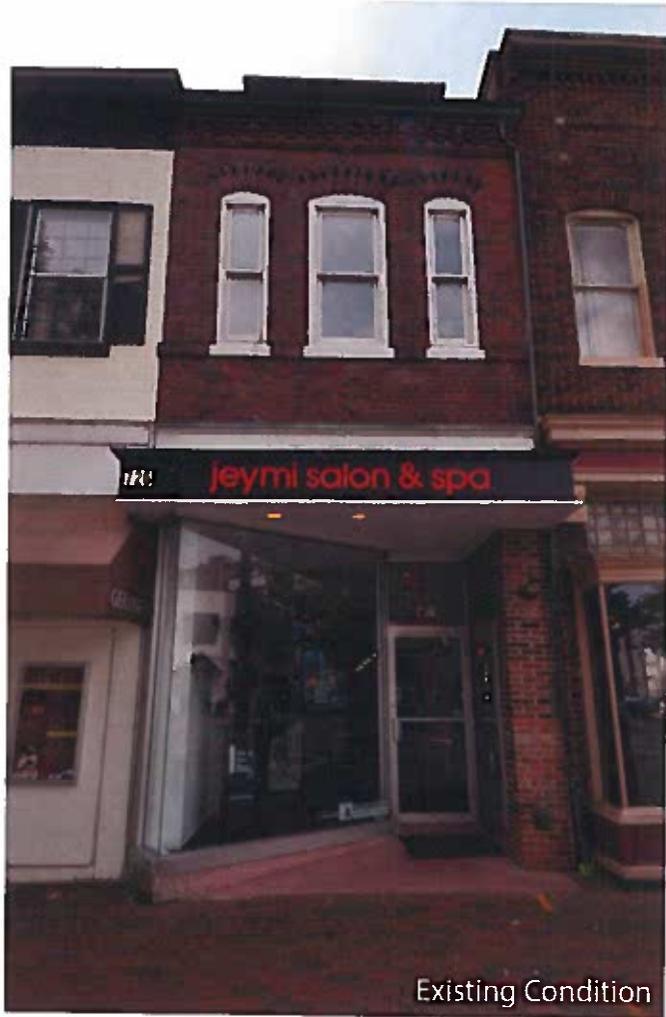
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C5. A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C6. If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C7. The owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Please submit Insurance Certificate:  
City of Alexandria  
T&ES  
Attn: Shanna Austin  
301 King Street, Room 4130  
Alexandria, VA 22314

**V. ATTACHMENTS**

- 1 – Supplemental Materials*
- 2 – Application for BAR 2016-0361:726 King Street*



Proposed lumination  
(LED linear lighting)  
from top and  
bottom of canopy.

Proposed blade sign  
w/ spot light  
[locate as low as  
possible of canopy]

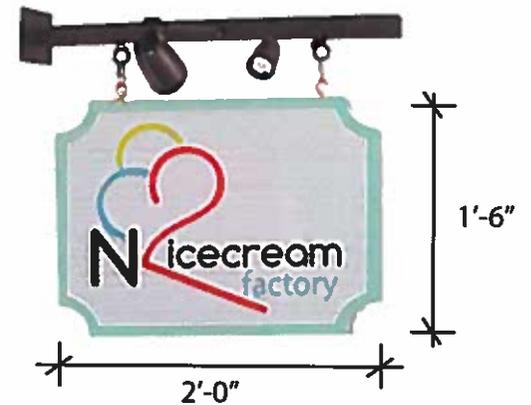
Replaced aluminum coping

Proposed painted  
"White" brick

Proposed mosaic floor tiles

NICECREAM FACTORY  
handcrafted ice cream

9'-0" 1'-2"

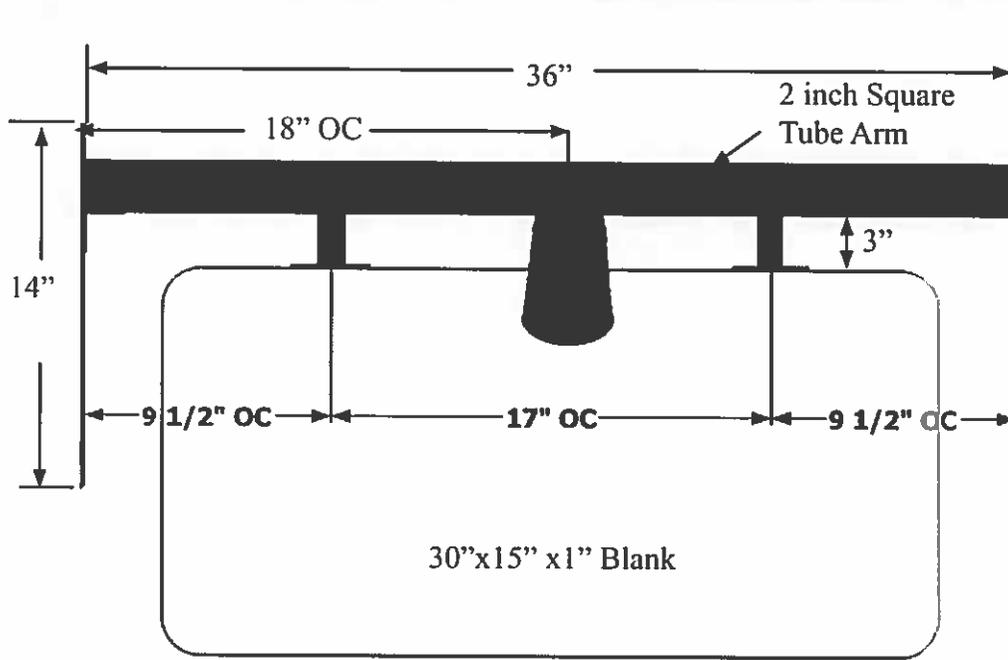


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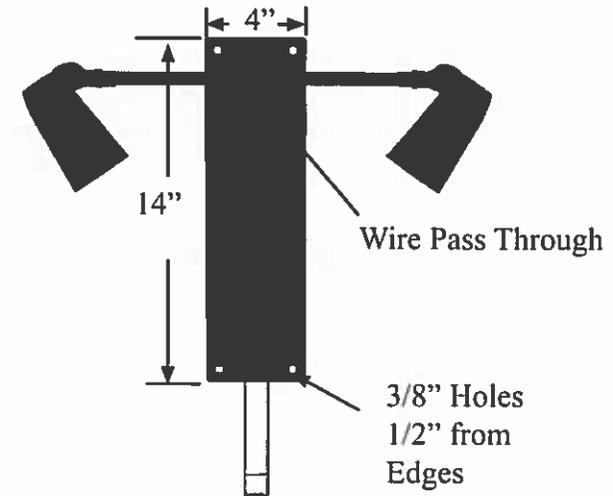
Nicecream Factory Project: 726 King St. Alexandria VA



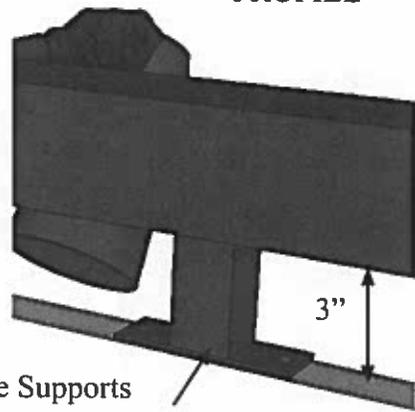
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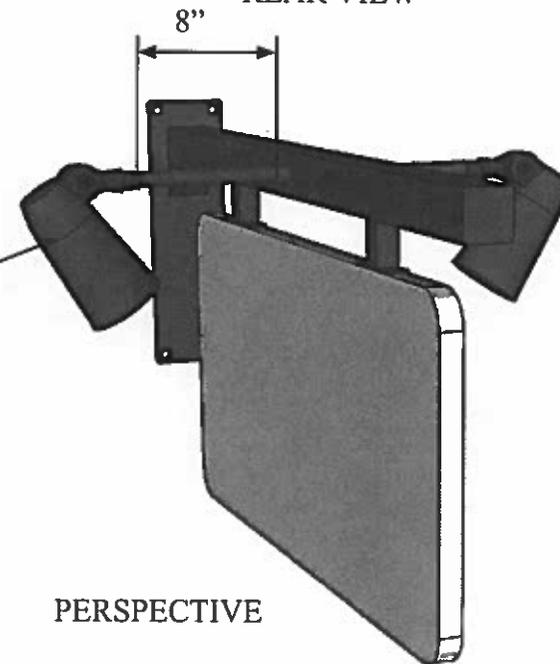
PROFILE



REAR VIEW



DETAIL



PERSPECTIVE

Application & Materials  
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PART NUMBER: 326B-36-WL-3015-B

Date: Sept 2012  
 Sheet 1 of 1  
 Scale: NTS  
 INV

Drawn by: KE  
 Content: Palisades Lighted Sign Bracket

Customer Approval: \_\_\_\_\_ 8 \_\_\_\_\_

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**SIGN BRACKET STORE**

By Hooks & Lattice SignBracketStore.com

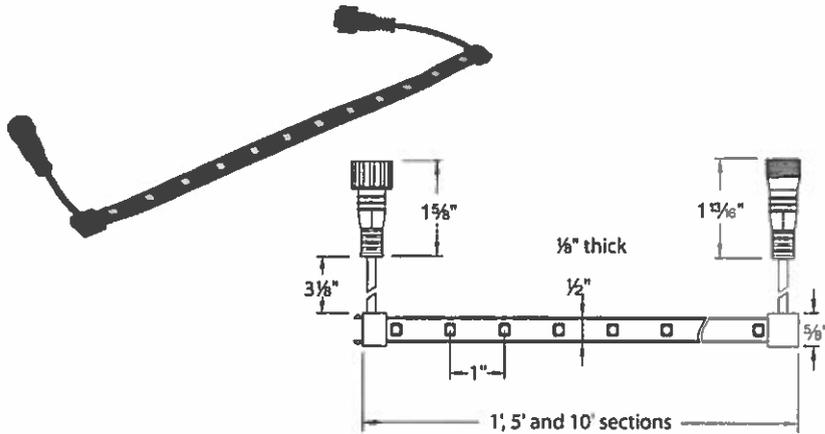
T:888-919-7446

F:760-603-0812

# InvisiLED® Palette Outdoor

## 24V Outdoor Color Changing LED Tape Light

WAC LIGHTING  
Responsible Lighting®



Fixture Type:

Catalog Number:

Project: \_\_\_\_\_

Location: \_\_\_\_\_

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### PRODUCT DESCRIPTION

Color changing 24V system for any and all outdoor accent lighting applications. Uses the latest LED technology water sealed in silicone cased tape, while still delivering crisp, quality light and effortless navigation of curves.

### FEATURES

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- DMX controller option (consult factory)
- Select from any color to visibly change an interior design
- Switch to warm 3500K white light with the push of a button
- Ultra thin profile at 1/8"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1' and maximum of 40'
- May be field cut every 2" at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

### SPECIFICATIONS

**Construction:** Flexible, silicone sealed tape light. Indicating marks on back for field cutting

**Power Supply:** Remote electronic Class 2 transformer.  
120VAC 50/60Hz input, 24VDC 100W output.

**Light Source:** 12 LED diodes per foot. Runs on 24V at 1.5W per foot.

**Dimming:** Dimmable using an LED-TO24-WS wireless controller.

**Operating Temperature:** -4°F – 122°F (-20°C – 50°C), relative humidity 95%.

**Standards:** UL & CUL Listed. UL (E204239) wet location certified.

### ORDER NUMBER

Model #	Length	Color
LED-TCO	1 1 foot	RGB
	5 5 feet	
	10 10 feet	

LED-TCO -  - RGB

Example: LED-TCO-10-RGB



Stop at any point  
for a custom color effect.

### POWER SUPPLY

EN-O24100-RB2-T 24VDC/100W  
Class 2 LED transformer

### CONTROLLERS

LED-TO24-WS 4 function wireless controller  
LED-TO24-CM Master controller  
LED-TO24-CS Slave controller

### CONTROLLER COMPONENTS

LED-TO24-IC Joiner cables  
LED-TO24-SW Master to Slave signal wire  
LED-TO24-MW DMX to Master signal wire

### TAPE LIGHT ACCESSORIES

LED-TO24-IC-RGB RGB Joiner Cable  
LED-TO24-X-RGB 4 way "X" connector  
LED-TO24-Y-RGB 3 way "Y" connector  
LED-TO24-EC End cap  
LED-TO24-C1 Mounting clip 1 (10 per pack)  
LED-TO24-C2 Mounting clip 2 (10 per pack)  
LED-TO24-C3 Mounting clip 3 (10 per pack)  
LED-TO24-CH Retrofit channel

WAC Lighting  
www.waclighting.com  
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive • Port Washington, NY 11050  
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center  
1750 Archibald Avenue • Ontario, CA 91760  
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 2014

# InvisiLED® Palette Outdoor

## Power Supplies and Accessories

# WAC LIGHTING

## Responsible Lighting®

POWER SUPPLY		Model #	Input	Output	Dimensions	Description
Remote Class 2 DC Transformer		EN-O24100-RB2-T	120V-277V AC	24V DC/96W	11 <sup>1</sup> / <sub>16</sub> " x 4 <sup>1</sup> / <sub>16</sub> " x 1 <sup>15</sup> / <sub>16</sub> "	6' lead wire included. Requires a minimum load of 1W. Max run 100W: 40'

CONTROLLERS		Model #	Dimensions	Description
Wireless Palette Controller		LED-TO24-WS	4" x 2 <sup>1</sup> / <sub>2</sub> " x 5 <sup>1</sup> / <sub>8</sub> "	<b>Wireless connection to Master Controller.</b> • Use to switch from color changing to white light • Play/Pause the color changing effect • Control the brightness and speed of the color changing effect <i>Includes 2 AAA batteries.</i>
Master Controller		LED-TO24-CM	4" x 2" x 1 <sup>1</sup> / <sub>2</sub> "	Powers one run up to 40'. Connects and controls all slave controllers for runs over 40'.
Slave Controller		LED-TO24-CS	4" x 2" x 1 <sup>1</sup> / <sub>2</sub> "	Connects to Master Controller for runs over 40'. Uses a separate 120V power supply. Powers up to another 40'; a new Slave Controller is needed for every 40' extension.

CONTROLLER COMPONENTS		Model #	Dimensions	Description
Joiner Cable		LED-TO24-IC6 LED-TO24-IC12 LED-TO24-IC72 LED-TO24-IC120	6" 12" 72" 120"	Extends distance between Power Supply and Master Controller.
Signal wire		LED-TO24-SW60 LED-TO24-SW120	60" 120"	Connects Master Controller and Slave Controller.
DMX Signal Wire		LED-TO24-MW60 LED-TO24-MW120	60" 120"	Connects DMX system to Master Controller.

TAPE LIGHT ACCESSORIES		Model #	Dimensions	Description
RGB Joiner Cable		LED-TO24-IC6-RGB LED-TO24-IC12-RGB LED-TO24-IC72-RGB LED-TO24-IC120-RGB	6" 12" 72" 120"	Use to connect two sections of InvisiLED® Outdoor Palette tape.
4-Way "X" Connector		LED-TO24-X-RGB	wires: 5" each connectors: 3/4" each	"X" connector has one male and three female connectors and can be used to easily customize your design layout.
3-Way "Y" Connector		LED-TO24-Y-RGB	wires: 5" each connectors: 3/4" each	"Y" connector has one male and two female connectors and can be used to easily customize your design layout.
End cap		LED-TO24-EC	5/8" x 5/8" x 3/8"	Use to terminate every run to protect against contaminants. Seal cut end with silicone after adding end cap.
Mounting Clip 1 (10 pack)		LED-TO24-C1	1 1/8" x 3/8" x 1/4"	For installation on non-flat surfaces where there is no edge contact. 2 clips per ft are recommended for straight runs.
Mounting Clip 2 (10 pack)		LED-TO24-C2	7/8" x 3/8" x 1/4"	For installation on non-flat surfaces, allows for contact on one edge. 2 clips per ft are recommended for straight runs.
Mounting Clip 3 (10 pack)		LED-TO24-C3	5/8" x 5/8" x 1/4"	For installation on non-flat surfaces, allows for contact on both edges. 2 clips per ft are recommended for straight runs.
Retrofit Channel		LED-TO24-CH1 LED-TO24-CH5	12" x 5/8" x 1/4" 60" x 5/8" x 1/4"	Rigid, non-flexible channel for mounting to a straight, solid surface.

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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 2014

ADDRESS OF PROJECT: 726 King St

TAX MAP AND PARCEL: 074.02-10-03 ZONING: \_\_\_\_\_

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant:  Property Owner  Business (Please provide business name & contact person)

Name: Nicecream Factory

Address: 2831 Clarendon Blvd

City: Arlington State: VA Zip: 22201

Phone: 703-955-0519 E-mail: sandra@nicecreamfactory.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Scott McElhaney

Address: PO Box 2520

City: Mount Pleasant State: SC Zip: 29465

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
  - awning
  - doors
  - lighting
  - other adding white tile to floor
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** Please describe the proposed work in detail (Additional pages may be attached).

Signage is for a new ice cream store. We would like to add a wall sign with the company name and blade sign/hanging sign that both add up to the 14 feet limit for this storefront. We would like to alter the store frontage to create a nice, neat, uniform look for the storefront as well as brighten the front facade to make it more attractive and welcoming.

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: 14 Feet Secondary front (if corner lot): \_\_\_\_\_
- Square feet of existing signs to remain: new signage.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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**ALL APPLICATIONS:** Please read and check that you have read and understand the following items:

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Sandra Tran

Printed Name: Sandra Tran

Date: October 27, 2016

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**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 ten 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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Sandra Tran	415 S. Wakefield Arlington VA 22204	70%
2.	Gilbert Welsford	415 S. Wakefield Arlington VA 22204	30%
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 726 King St. Alexandria VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Eleventh Hour LLC	PO BOX 2526 MOUNT PLEASANT SC 29465	100%
2.			
3.			

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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.

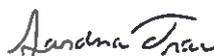
	<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1.	N/A	N/A	N/A
2.			
3.			

**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.

October 17, 2016

Sandra Tran



Date

Printed Name

Signature