



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 461 Swann Ave, Alexandria VA 22301

TAX MAP REFERENCE: 60040700 ZONE: CDD #24

APPLICANT

Name: OT Block A1 Sub, LLC

Address: 7373 Wisconsin Ave, Suite 700, Bethesda MD 20814

PROPERTY OWNER

Name: OT Block A1 Sub, LLC

Address: 7373 Wisconsin Ave, Suite 700, Bethesda MD 20814

PROPOSED USE: This encroachment request is for outdoor restaurant seating and a revolving entry door on Swann Ave/Route 1 for retail tenant Founding Farmers. This is placed within the "retail zone" allocated in DSUP2020-10028.

INSURANCE CARRIER (copy attached) American Casualty Company POLICY # 6076141533

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code 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 XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

OT Block A1 Sub, LLC

Print Name of Applicant or Agent

7373 Wisconsin Ave, Suite 700

Mailing/Street Address

Bethesda, MD 20814

City and State Zip Code

Douglas M. Firstenberg
Signature

301.913.9610

Telephone # Fax #

hackel@stonebridge.us.com

Email address

4/28/2024

Date

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. OT Block A1 Sub, LLC	7373 Wisconsin Ave, Suite 700, Bethesda MD 20814	0%
2. Oakville Triangle Owner, LLC	7373 Wisconsin Ave, Suite 700, Bethesda MD 2081	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 461 Swann Avenue, Alexandria, VA 22301 (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. OT Block A1 Sub, LLC	7373 Wisconsin Ave, Suite 700, Bethesda MD 20814	0%
2. Oakville Triangle Owner, LLC	7373 Wisconsin Ave, Suite 700, Bethesda MD 20814	100%
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. OT Block A1 Sub, LLC	None	None
2. Oakville Triangle Owner, LLC	None	None
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.

4/28/2024
Date

Douglas M. Firstenberg
Printed Name

Douglas M. Firstenberg
Signature

INSTRUCTIONS ENCROACHMENT INTO RIGHT-OF-WAY APPLICATION

An encroachment is the projection of a building, structure, stoop, step, or other improvement beyond a property line into a public right-of-way such as a sidewalk, street or alley. The encroachment must be approved by the Alexandria City Council through public hearings.

FILING DEADLINE. Applications are encouraged to be submitted by the 'Recommended Submission Date for Completeness Review,' as listed on the Hearing Schedule and Filing Deadlines form on our [Forms webpage](#). Applications are not docketed for a particular hearing until they are deemed complete by staff. Submission by the final filing deadline for a certain hearing does not guarantee the application being docketed for that hearing.

APPLICATION FORMS. Encroachment applications must contain a certificate of insurance indicating a \$1,000,000 policy and naming the City as an additional insured. Complete the application form using black ink or type. Sign the form, and include a daytime telephone number.

PLANS. Applicants must submit a PDF of a scaled survey and/or other scaled plans showing the proposed area of encroachment with the application.

FILING FEE. See current fee schedule.

PROPERTY OWNER NOTIFICATION. Applicants must send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail at least 10 days prior to the Planning Commission public hearing and not more than 30 days prior to the City Council public hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification must be given again.

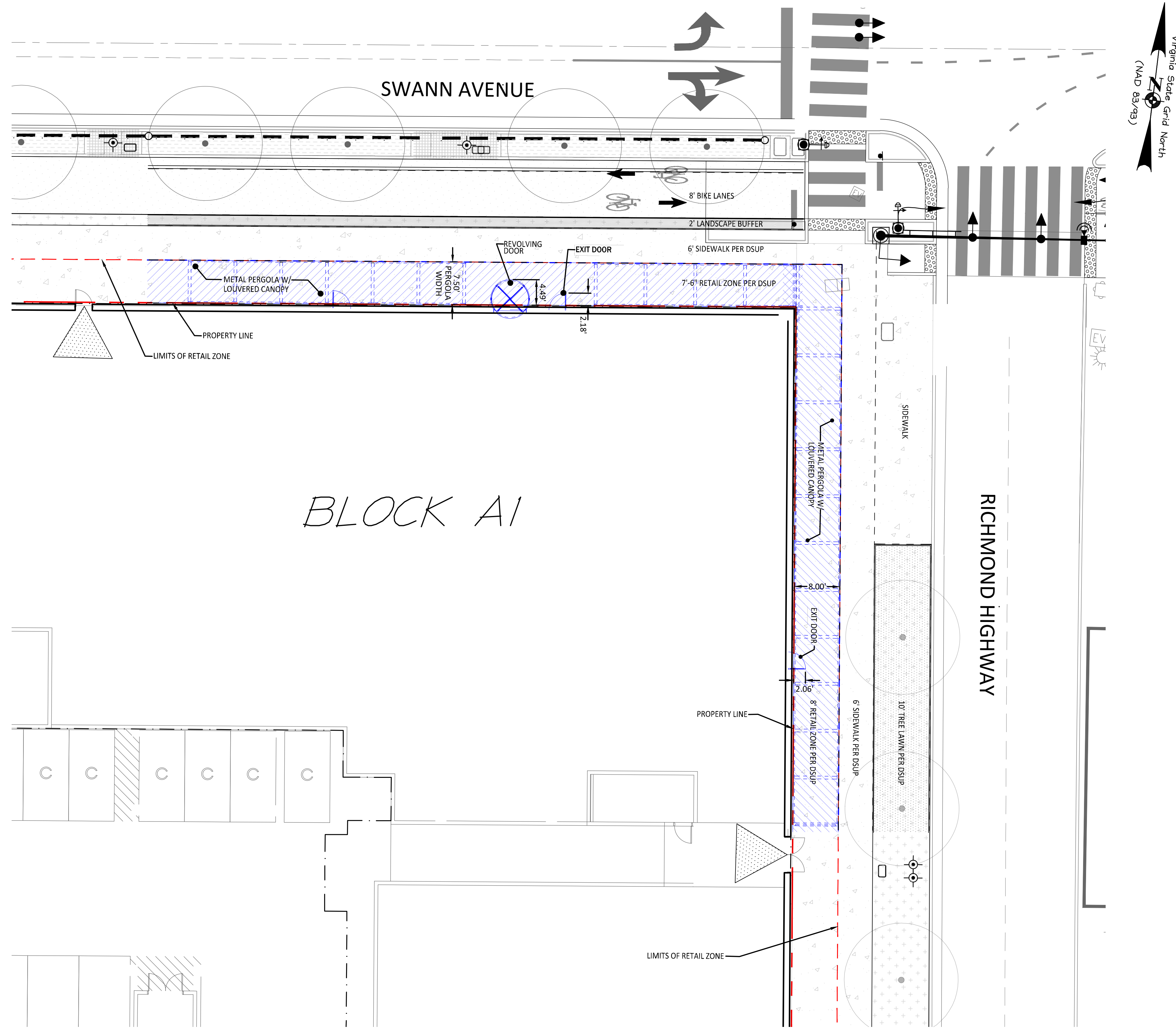
The following must be submitted to the Planning Department no later than five calendar days prior to the public hearing:

- a copy of the notice letter sent,
- a copy of the list of the names and addresses of those persons to whom notice was sent,
- a copy of the post office receipts for the certified or registered mail,
- a certification of notice statement that notice was sent by certified or registered mail to those to whom notice is required to be given.

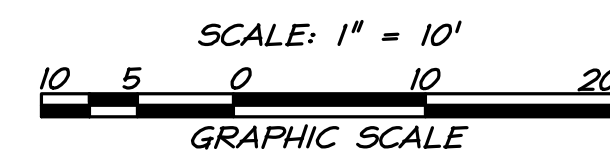
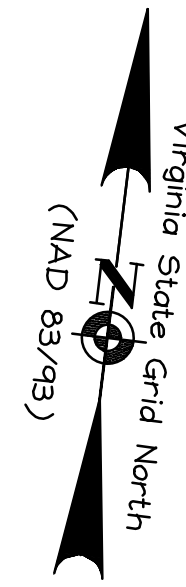
Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information may be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street or on the City's website at alexandriava.gov.

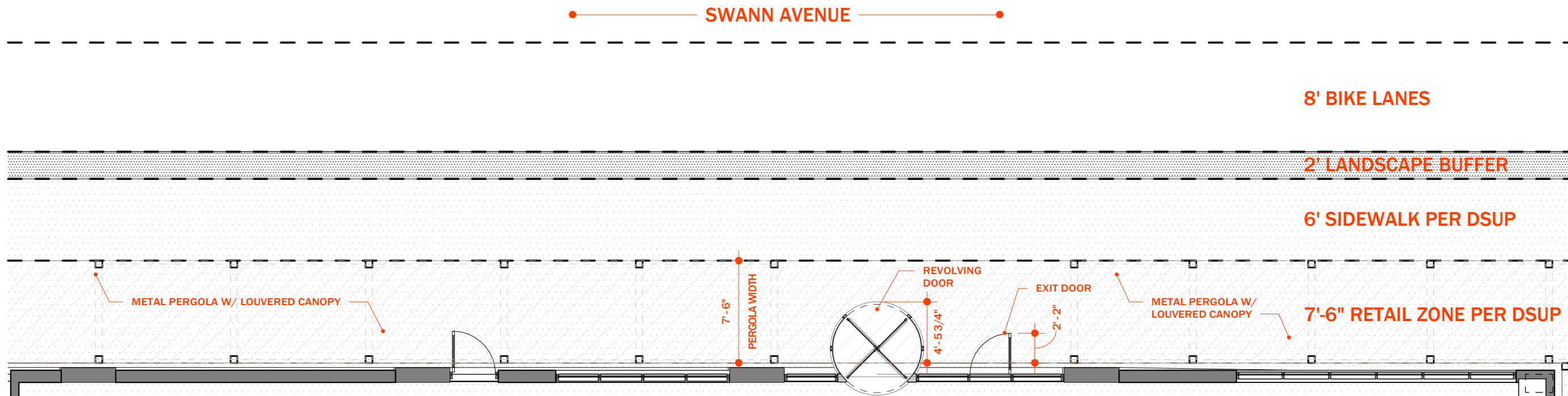
STAFF REPORT. A staff report and recommendation will be prepared and made available in the Department of Planning and Zoning office. The report is typically available 7 business days prior to the Planning Commission hearing.

FOR ASSISTANCE WITH ANY OF THESE PROCEDURES,
CALL THE DEPARTMENT OF PLANNING & ZONING AT 703.746.4666



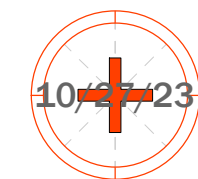
BLOCK A1



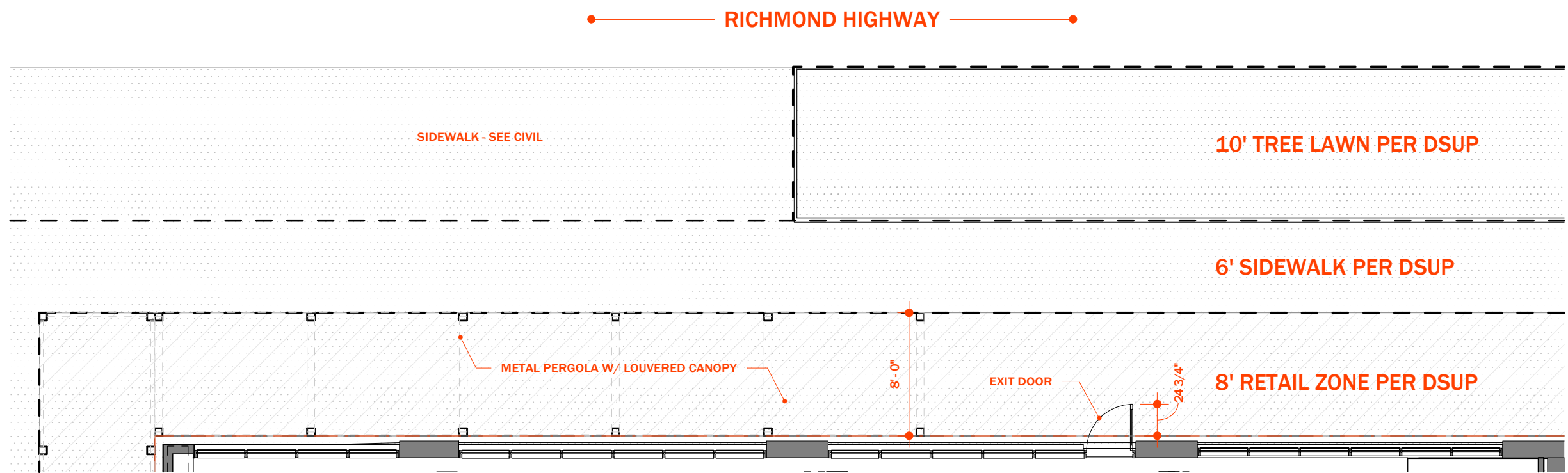


2 Swann Avenue - Projections @ Retail Zone
SCALE: 1/8" = 1'-0"

Project No. 23003

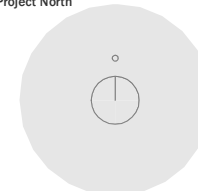


Revisions



1 Richmond Highway - Projections @ Retail Zone
SCALE: 1/8" = 1'-0"

Project North



Scale 1/8" = 1'-0"

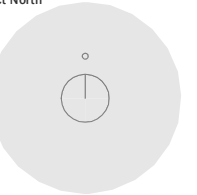
Projections @ Retail Zone



Revisions

Revisions

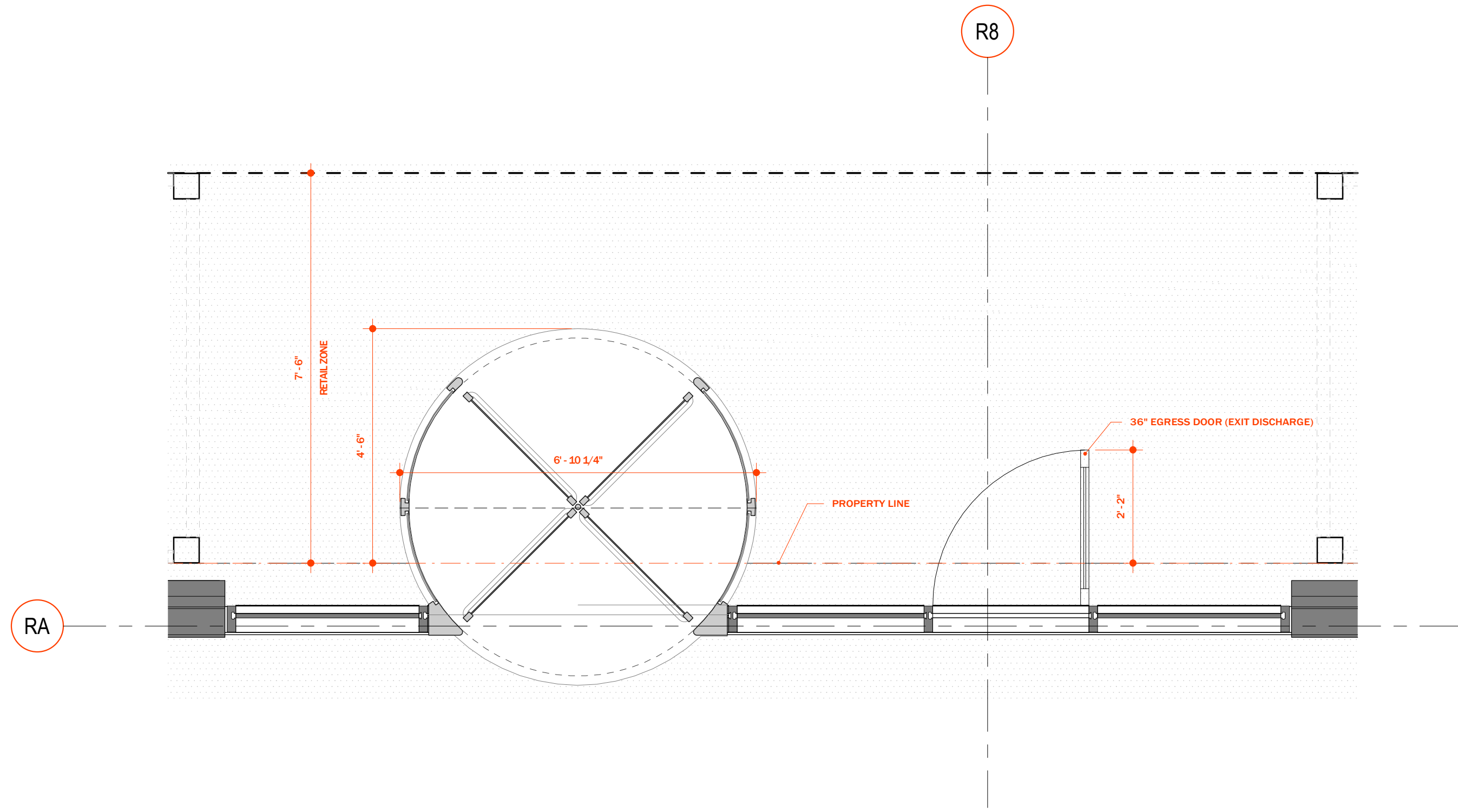
Project North



Scale 1/2" = 1'-0"

Projections @ Retail Zone

A4.81



1

Revolving Door Projection @ Property Line

SCALE: 1/2" = 1'-0"