

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 400 King Street, Suite 2

DISTRICT:  Old & Historic Alexandria  Parker Gray  100 Year Old Building

TAX MAP AND PARCEL: 074.02-07-01 ZONING: KR

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: Life Alive Organic Cafe

Address: 400 King Street, Suite 2

City: Alexandria State: VA Zip: 22314

Phone: [REDACTED]

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

Name: Gary Brent

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: AB FH Alexandrian Hotel Owner LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - 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)*

Install 1 illuminated wall sign and 1 illuminated blade sign, 1 canopy with downlights

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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.*

- N/A
- 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.

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**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> Linear feet of building: Front: 41.44' Secondary front (if corner lot): 55.95'
- Square feet of existing signs to remain: 0
- 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 or 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.

- <sup>N/A</sup> 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 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: \_\_\_\_\_

Printed Name: Gary Brent

Date: 4-27-26

**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.

Name	Address	Percent of Ownership
1. Life Alive Cafe LLC	[REDACTED]	100%
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 <sup>400 King St</sup> Alexandria, VA 22314 (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.

Name	Address	Percent of Ownership
1. AB/FH Alexandrian Hotel Owner LLC	[REDACTED]	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.

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.		
2.		
3.		

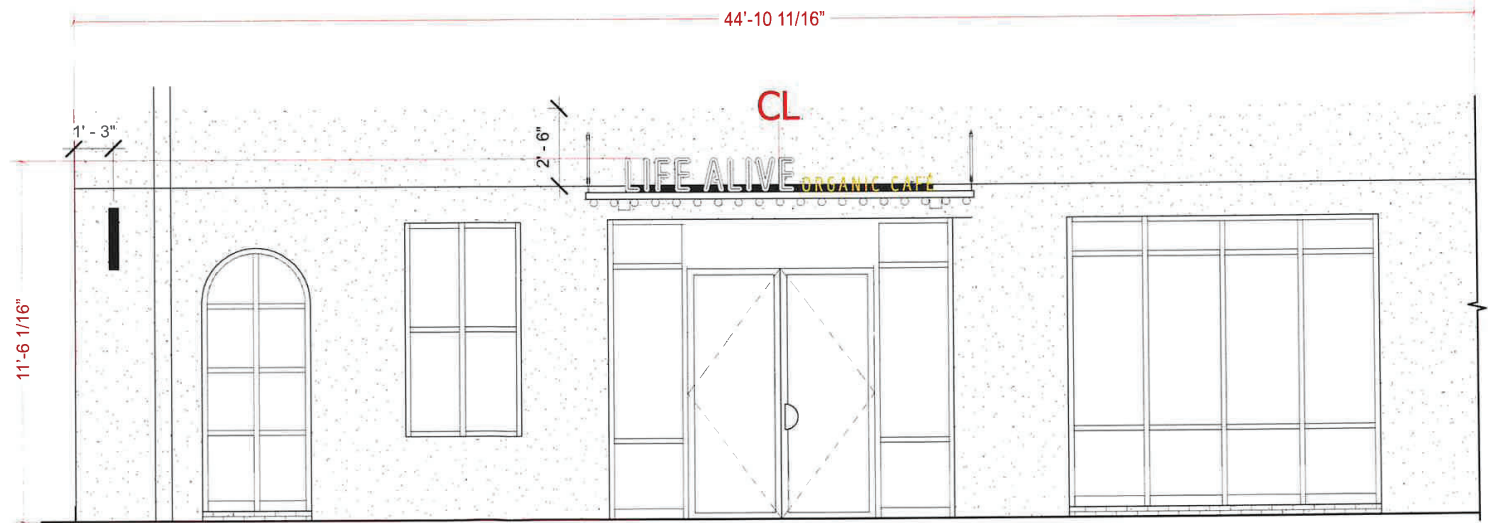
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

**Katrina Sloan**

Digitally signed by Katrina Sloan  
DN: cn=Katrina Sloan, o=Life Alive  
Owner/Secretary of Construction, ou=Katrina Sloan  
Date: 2023.08.14 08:00:43-0400

\_\_\_\_\_  
Date Printed Name Signature



PROPOSED ELEVATION - NORTH VIEW

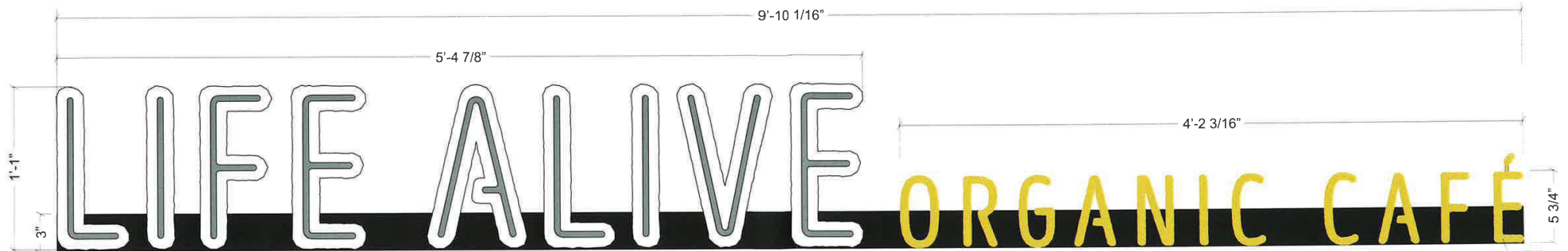
1/4" = 1'- 0"

REVISIONS

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.  
**REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS**

CUSTOMER APPROVAL (PLEASE PRINT FULL NAME)

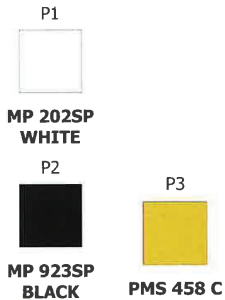
SIGNATURE AND DATE



QTY: (1)

1 1/2" = 1'- 0"  
10.84 SQFT

- A** .063" WELDED ALUMINUM RETURNS PAINTED **P1**
- B** 3/4" THK. CLEAR ACRYLIC PUSH THRU SINGLE LINE BACKED W/ TRANS WHITE VINYL, 1/2" WIDE 'NEON' STROKES W/ ROUTED, BULL NOSE FACE FOR FAUX NEON LOOK, CLEAR-COAT GLOSS FINISH
- C** ILLUMINATION BY STARUX PRO3 .72 W WHITE 6500K LEDS
- D** .063 THK ROUTED ALUM. INT. RETURNS PTD. **P1**
- E** INTERIOR MTG. LEDGE WELDED TO RETURNS
- F** 1" INSET LETTER FACES PTD. **P1**
- G** WEEP HOLES W/ LIGHT BAFFLES AS REQ'D
- H** LOW VOLT WIRE THRU SUPPORT TUBES TO ELECTRICAL CIRCUIT
- I** RACEWAY PTD. **P2** TO MATCH EXISTING CANOPIES
- J** POWER SOURCE HOUSED WITHIN RACEWAY W/ DIMMING SWITCH ATTACHED TO CANOPY W/ 3/8" THREADED BOLTS
- K** U.L. LISTED DISCONNECT SWITCH
- L** .063 ALUM CHANNEL LTR. BACK PTD. **P1**
- M** 3" x 3" x .125" SQUARE ALUMINUM TUBE CANOPY (EXISTING)
- N** 3" TALL ROUND FORTINA THC-75 (BY OTHERS)
- O** 3/4" THK ACRYLIC LETTERS FACE AND EDGES PTD. **P3**; STUD MOUNTED TO RACEWAY

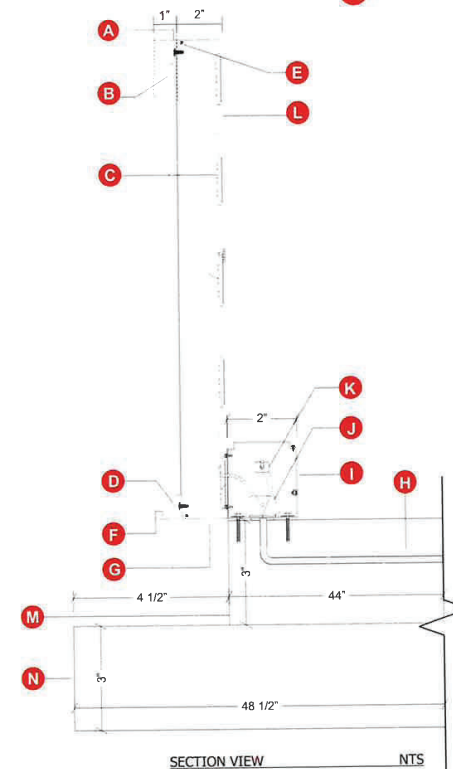


**L.E.D. SPECIFICATIONS**  
 Brand: STARUX PRO3  
 Model #: PRO3-65HL72  
 Type: 6500K  
 Module: 2 PCS/ft  
 Power Dissipation: 0.72W/module  
 Luminous Density: 100lm/W  
 Waterproof: IP68

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**

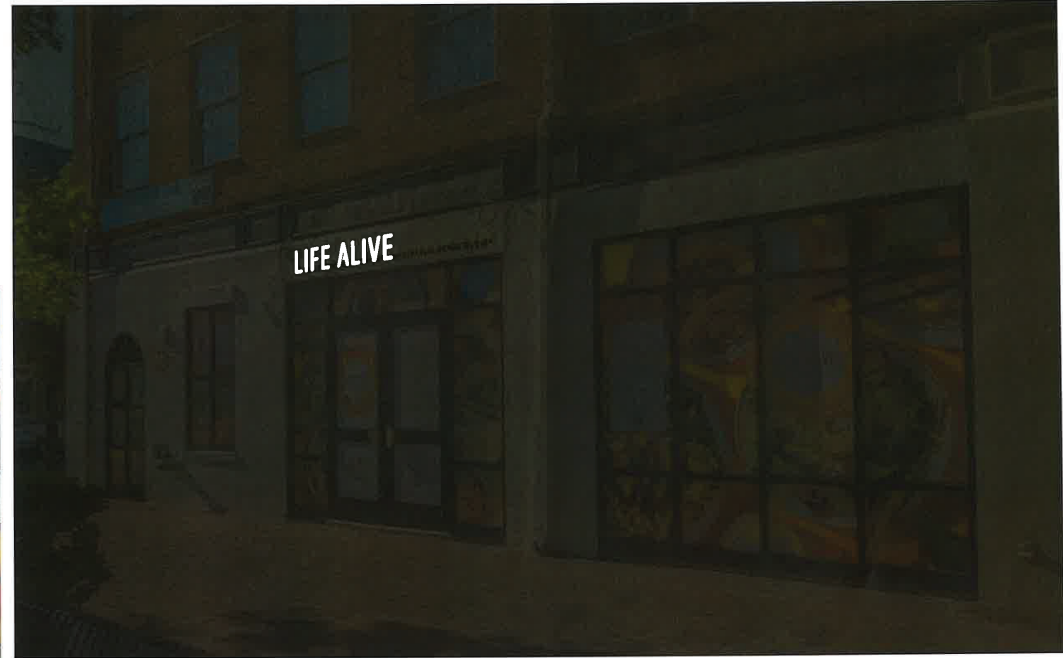
**NOTE: INSTALL LETTERS FLUSH TO ALUM CANOPY**





PROPOSED ELEVATION - DAY VIEW

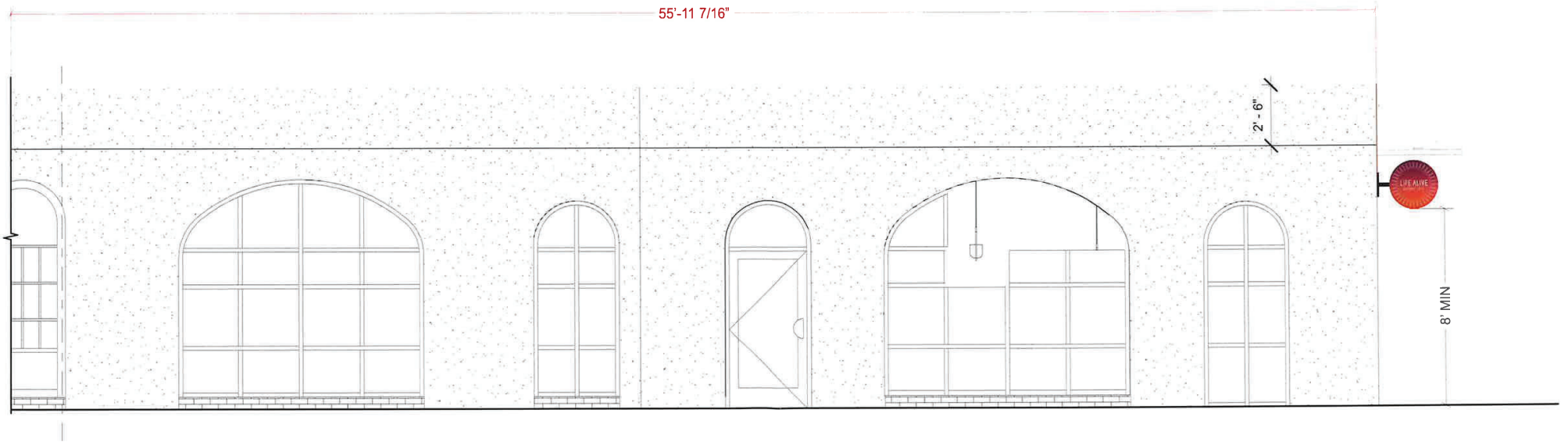
NTS



PROPOSED ELEVATION - NIGHT VIEW

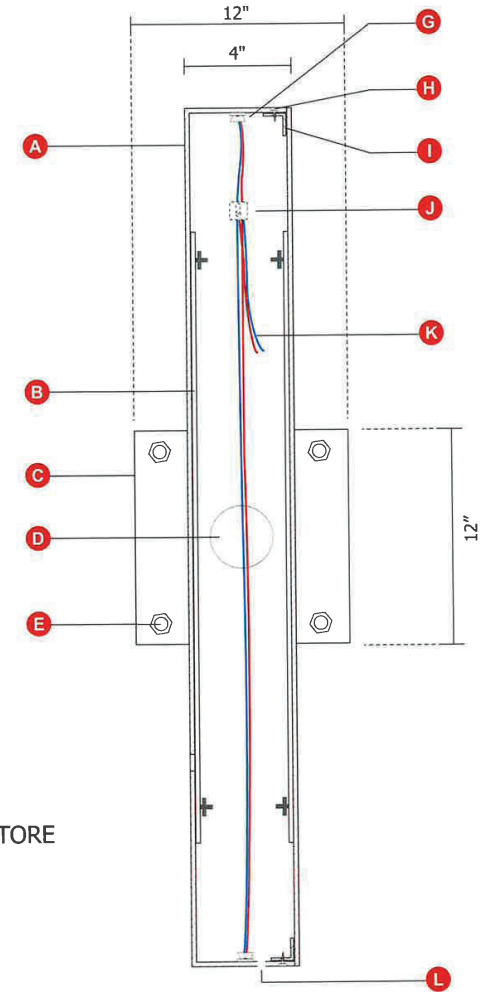
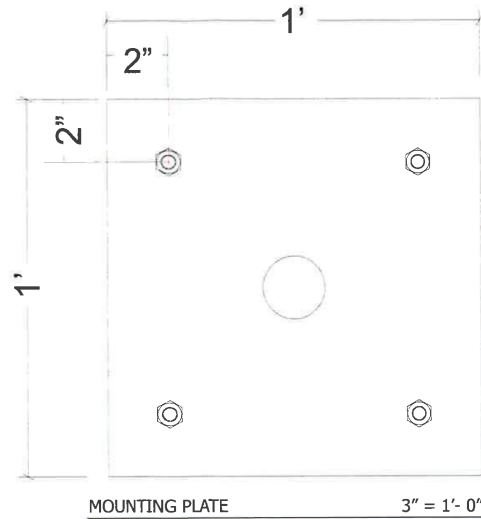
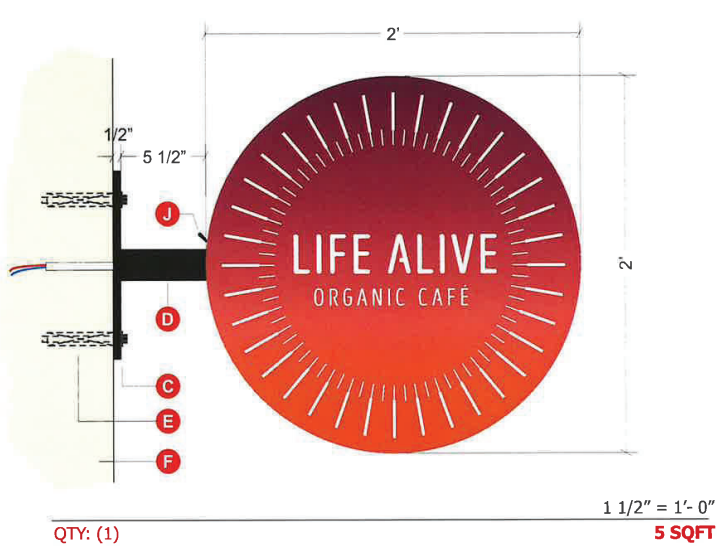
NTS



PROPOSED ELEVATION - EAST VIEW

1/4" = 1'- 0"

END SECTION NTS

- A** 4" DEEP, .080 ROUTED OUT ALUM. CABINET PTD. **P1**
- B** 1/4" THK. TRANSLUCENT WHITE ACRYLIC BACKER STUD-MTD. TO CABINET INTERIOR
- C** 12" x 12" x 1/2" ALUM. MTG. BRACKET WELDED TO TUBE SUPPORTS; PAINTED **P1**
- D** (1) 2" x 2" ALUM. TUBE SUPPORT ARMS
- E** 3/8" DBL. EXP. BOLTS; EMBED 5" MIN; (4) REQ'D
- F** BUILDING FACADE: TBD
- G** PERIMETER MTD. STARUX PRO3 0.72 W 6500k WHITE L.E.D.'s
- H** PERIMETER C/S CLOSURE SCREWS PTD. **P1**
- I** ALUM. ANGLE BONDED TO INTERIOR OF REMOVABLE FACE
- J** U.L. LISTED DISCONNECT SWITCH
- K** WIRING THRU SUPPORT ARM TO REMOTE 12V 1.5A POWER SOURCE, CONCEALED & ACCESSIBLE INSIDE STORE
- L** WEEP HOLES AS REQ'D

P1



**MP 923SP  
BLACK**

**L.E.D. SPECIFICATIONS**

Brand: STARUX PRO3  
 Model #: PRO3-65HL72  
 Type: 6500K  
 Module: 2 PCS/ft  
 Power Dissipation: 0.72W/module  
 Luminous Density: 100lm/W  
 Waterproof: IP66

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**



PROPOSED ELEVATION - DAY VIEW

NTS



PROPOSED ELEVATION - NIGHT VIEW

NTS



BLACK

**Kos Round LED Flushmount**  
By Astro Lighting

**LUMENS**

Call Us (877) 445-4486

Kos Round LED Flushmount  
By Astro Lighting

**Product Options**

Finish: White,  
Color Temperature: 2700

**Dimensions**

Canopy: Diameter 4.57"  
Fixture: Height 5.59", Diameter 4.53", Weight 2.03Lbs  
Lighting

Lamp Type	LED Built-in
Total Lumens	950
Total Watts	11.80
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	40,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No



Notes:

**Additional Details**

Product URL:  
<https://www.lumens.com/kos-round-led-flushmount-by-astro-lighting-AST1940418.html>  
Rating: ETL Listed Wet

**ITEM#: AST1940418**