

ADDRESS OF PROJECT: 111 N PITT STREET

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.02-05-01 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: Ghazal Amir

Address:

City:

State:

Zip:

Phone:

E-mail :

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect

Name: Scott McGhee

Phone:

E-mail:

## Legal Property Owner:

Name: Atlantic Multi Family 6 Colony LLC

Address:

City:

State:

Zip:

Phone:

E-mail:

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

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- |  |   |   |                                   |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning  | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors  | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting   | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input checked="" type="checkbox"/> other <u>Wood Surround around existing glazing</u> |   |   |                                   |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☒ SIGNAGE

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

The proposed work includes: replacement of existing glass/aluminum doors with wood doors, replacement of sconce light fixtures, building a decorative wood surround around the existing glazing, replacing corrugated metal panels with flat metal panels, new signage to replace existing, decorative elements such as stones and small planters. See the attached graphics.

**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.

**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.

- ☐ ☐ 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: 43' Secondary front (if corner lot): \_\_\_\_\_.
- ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
- ☒ ☐ 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.

**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.

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:** **SCOTT**  
**MCGHEE**

Signature: \_\_\_\_\_

Printed Name: Scott McGhee

Date: 09/24/2025

Digitally signed by SCOTT  
MCGHEE  
Date: 2025.09.26 14:25:52  
-04'00'

# 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. Ghazal Amir		100%
2. Scott McGhee		0%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 111 N Pitt Street (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. Atlantic Multi Family 6 Co		100%
2. Ghazal Amir		0%
3. Scott McGhee		0%

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.	NONE	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.

09/24/2025

Date

Scott McGhee

Printed Name

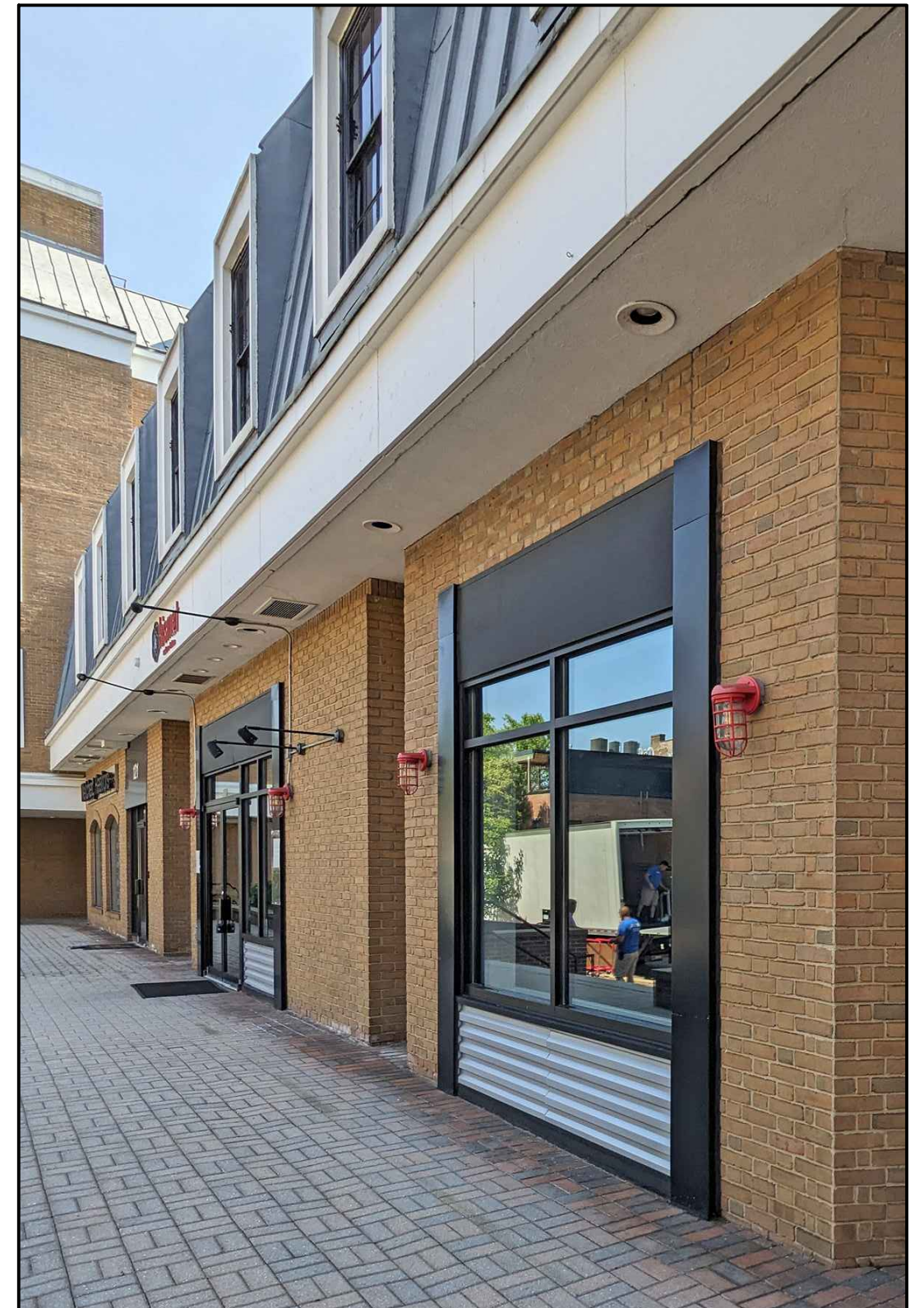
Scott McGhee

Signature





**PHOTO OF EXISTING CONDITIONS 01**



**PHOTO OF EXISTING CONDITIONS 02**

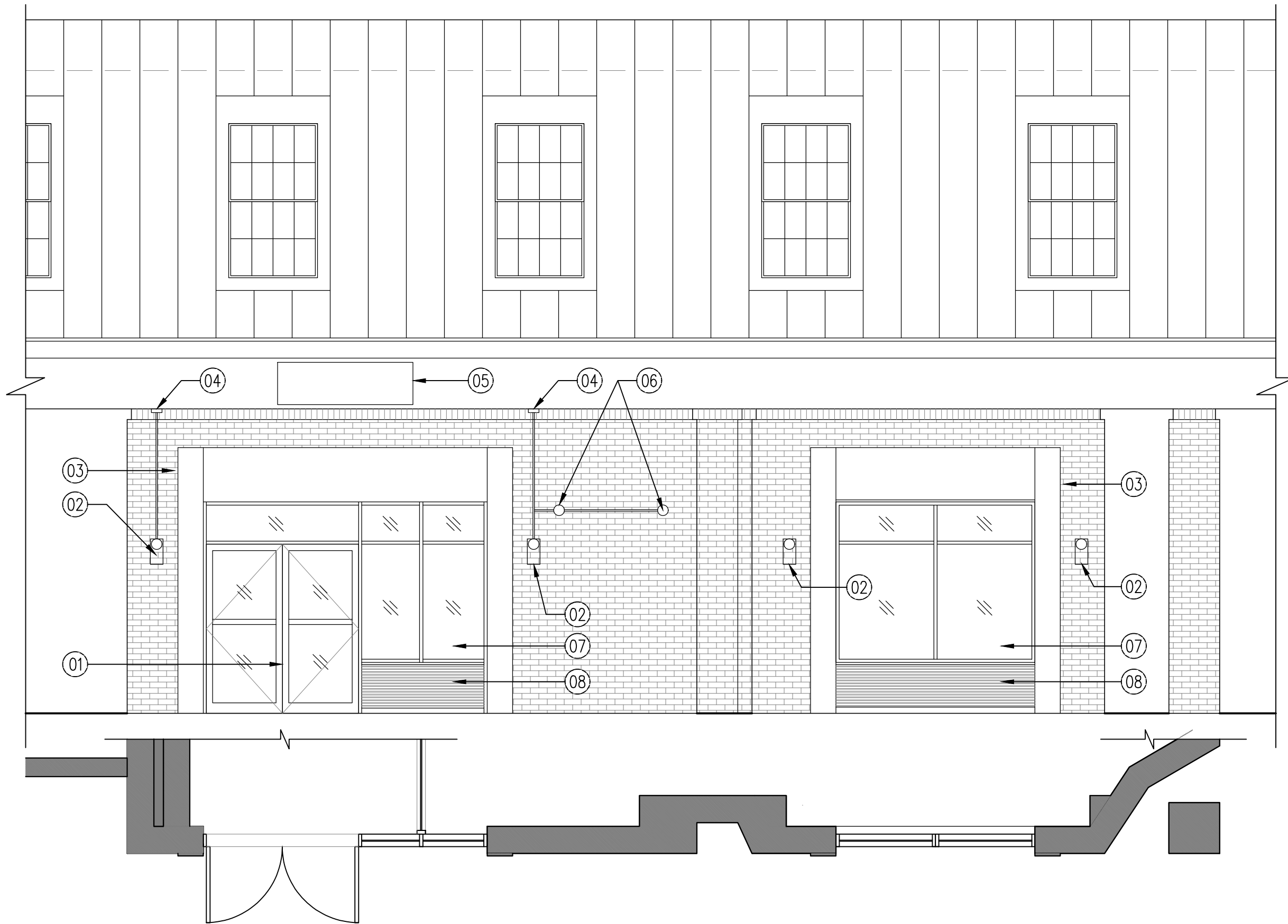
**Finn & Fire**

111 N Pitt Street, Alexandria, VA 22314  
September 24, 2025

**JMc Architects**

421 Earl Street  
Alexandria, Virginia 22314  
703.598.5623





#### KEYED NOTES:

- ① EXISTING DOORS TO BE REPLACED
- ② EXISTING SCONE LIGHT TO BE REPLACED
- ③ EXISTING METAL SURROUND
- ④ EXISTING SIGN LIGHT TO REMAIN
- ⑤ EXISTING SIGN TO BE REMOVED (8.8 SF)
- ⑥ EXISTING LIGHT TO BE REMOVED
- ⑦ EXISTING GLAZING TO REMAIN
- ⑧ EXISTING MTL PANEL TO BE REPLACED

Finn & Fire

#### EXISTING EXTERIOR ELEVATION & PARTIAL PLAN @ ENTRY

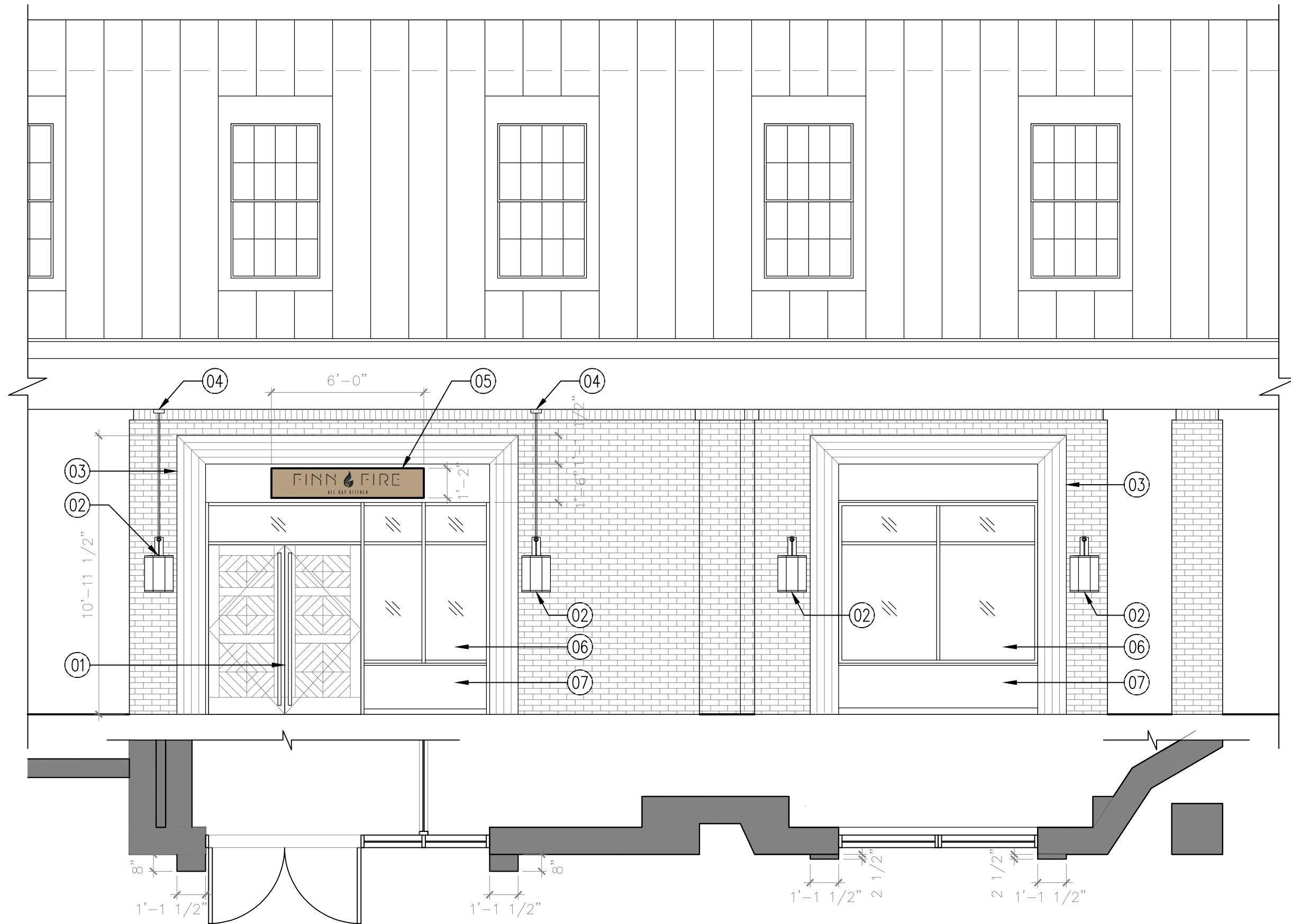
JMc Architects

111 N Pitt Street, Alexandria, VA 22314  
September 24, 2025

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#### KEYED NOTES:

- ① NEW WOOD ENTRY DOORS
- ② NEW DECORATIVE SCONCE LIGHT
- ③ NEW WOOD SURROUND BUILT OVER EXISTING METAL SURROUND
- ④ EXISTING SIGN LIGHT TO REMAIN
- ⑤ NEW PLAQUE SIGN (7.0 SF)
- ⑥ EXISTING GLAZING TO REMAIN
- ⑦ NEW FLAT MTL PANEL

**Finn & Fire**

111 N Pitt Street, Alexandria, VA 22314  
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#### PROPOSED EXTERIOR ELEVATION & PARTIAL PLAN @ ENTRY

**JMc Architects**

421 Earl Street  
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FRONT DOOR



B2374OI

LOS OLIVOS WALL LANTERN

in Old Iron by Troy Lighting from the Los Olivos collection

ADD TO WISHLIST

Width: 13.5"

Height:25.75"

Extension: 18.5"

Bulb Type: Candelabra

Bulb Base: E12 Candelabra

Bulb Quantity: 4

Wattage: 60

Measurements		Bulbs		Additional Info	
Canopy:	4.75``X16.75``	Bulb Base:	E12 Candelabra	Country Of Origin:	CN
Height:	25.75	Bulb Type:	Candelabra	Extension:	18.5
Weight:	25.52	Maximum Wattage:	60	Intro Date:	12/22/2009
Width Diameter:	13.5	Number Of Bulbs:	4	Manufacturer Finish:	Old Iron
		Voltage:	120	Manufacturer	1 Year Limited
				Warranty:	Manufacturer
				Material:	Hand Forged Iron
				Safety Listing:	UL
				Safety Rating:	Wet
				SKU:	52815
				UPC:	782042748989

TERIOR SCNCE LIGHT

EXTERIOR SCONCE LIGHT