

ADDRESS OF PROJECT: 5 Cameron Street - Waterfront Food Pavillion  
TAX MAP AND PARCEL: Part of 75.01 04 06 ZONING: CD

APPLICATION FOR: (Please check all that apply)

- [X] CERTIFICATE OF APPROPRIATENESS
[X] 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 [X] Business (Please provide business name & contact person)

Name: Blackwall Hitch Alexandria, LLC, a Virginia limited liability company
Address: 239 Gambrills Road
City: Gambrills State: MD Zip: 21054
Phone: (703) 836-1000 E-mail: lray@raymgmt.com

Authorized Agent (if applicable): [X] Attorney [ ] Architect [ ]
Name: Duncan W. Blair Phone: (703) 836-1000
E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: Alexandria Waterfront Associates II - by Realco Management Company by Ed McCrystal
Address: 201 North Union Street
City: Alexandria State: VA Zip: 22314
Phone: (703) 684-0222 E-mail: gbrealco@erols.com

- [ ] Yes [X] No Is there an historic preservation easement on this property?
[ ] Yes [X] No If yes, has the easement holder agreed to the proposed alterations?
[ ] Yes [X] No Is there a homeowner's association for this property?
[ ] Yes [X] 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                       fence, gate or garden wall     HVAC equipment                       shutters
  - doors                               windows                               siding                                       shed
  - lighting                             pergola/trellis                       painting unpainted masonry
  - other \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Refer to attached description

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**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.*

- 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 5 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: South Facade 76 lf Secondary front (if corner lot): Alley 76 lf
  - Square feet of existing signs to remain: 120 SF
  - 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.

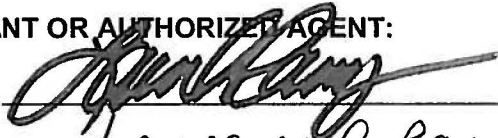
**Alterations:** Check N/A if an item in this section does not apply to your project.

- 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 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 5 sets of 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:**  
Signature:   
Printed Name: Laurence A. Ray  
Date: 2/3/14

**OWNERSHIP & DISCLOSURE STATEMENT**

**Owner:**

Alexandria Waterfront Associates, II, a Virginia limited partnership – Owner.

Alexandria Waterfront Restoration Group, a Virginia limited partnership, 96% of Alexandria Waterfront Associates, II.

Realco Company # 17, Limited a New Jersey limited partnership, 75% of Alexandria Waterfront Restoration Group.

Realco Management Company, a Virginia corporation, General Partners of Alexandria Waterfront Associated, II.

**Business or Financial Relationship:**

None.

## 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.	GTLR, LLC	329 Gambrills Road, Gambrills, MD 21054	99%
2.	Laurence Ray,	Same	
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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.			
2.			
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. GTLR, LLC	None	CC & PC
2. Laurence Ray	None	CC & PC
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.

9/24/2013      Duncan W. Blair  
Date                      Printed Name

  
\_\_\_\_\_  
Signature

## 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.		
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 5 Cameron Street, Alexandria, Virginia (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.	See Attached	
2.		
3.		

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1.	See Attached	CC & PC
2.		
3.		

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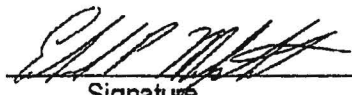
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct

9/23/2013

Date

Edward P. McCryst

Printed Name

  
 Signature

BLACKWALL HITCH RESTAURANT  
5 CAMERON STREET  
ALEXANDRIA, VIRGINIA 22314



BLACK WALL HITCH ALEXANDRIA, LLC



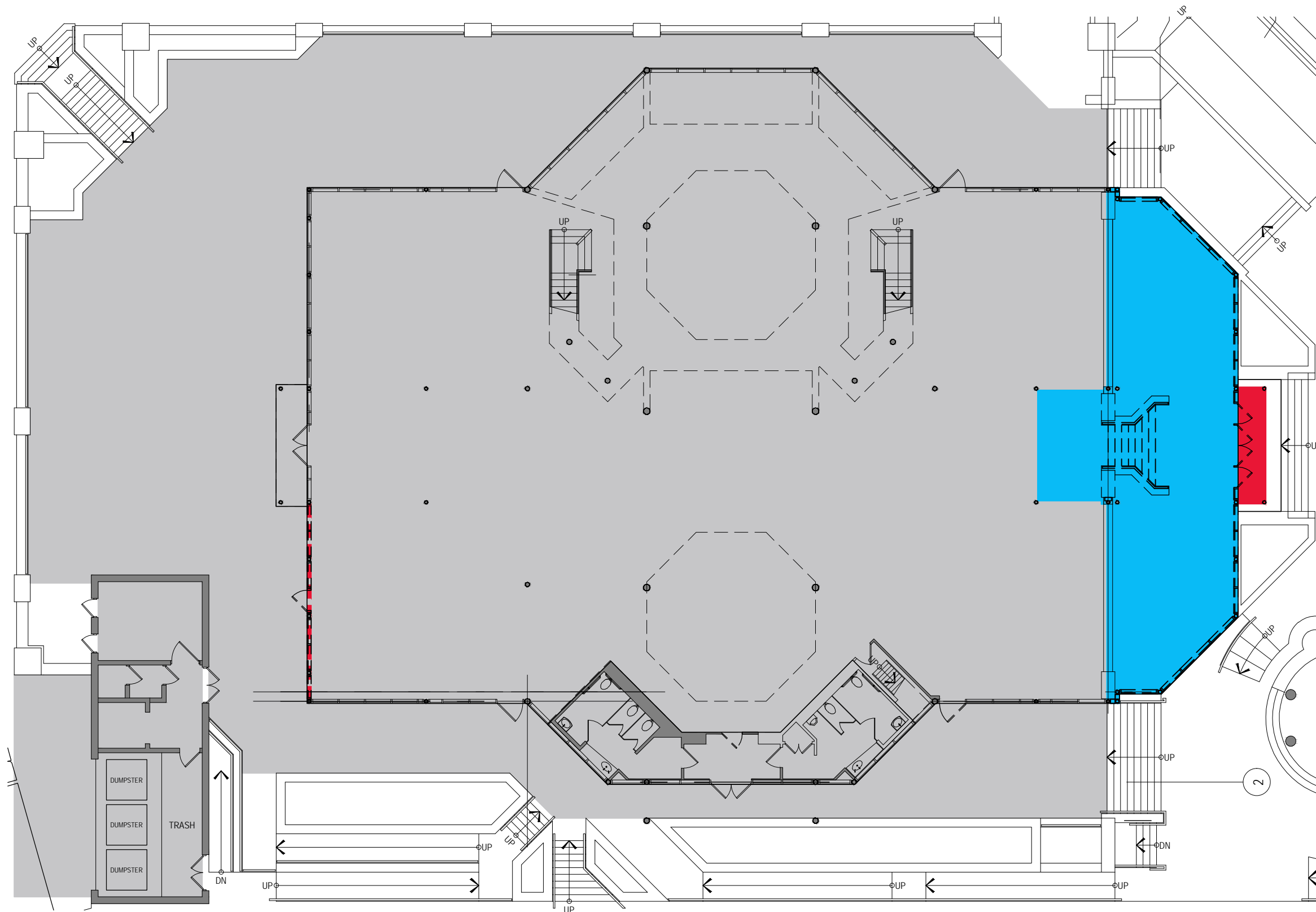
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C-2 Proposed Building Demolition Area	A-2 Proposed Mezzanine Level	R-2..Front Entry View from South	S-2..Main Entry Sign /SE
C-3 Proposed Exterior Alteration Areas	A-3 Proposed Roof Plan	R-3 Front entry View from East	S-3 Side Entry Sign / NE
	A-4 Existing South Elevation	R-4 Canopy Study at North Patio	S-4 Rear Entry Sign / N
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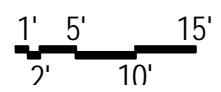
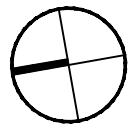
Materials Sample Board provide separate from this document





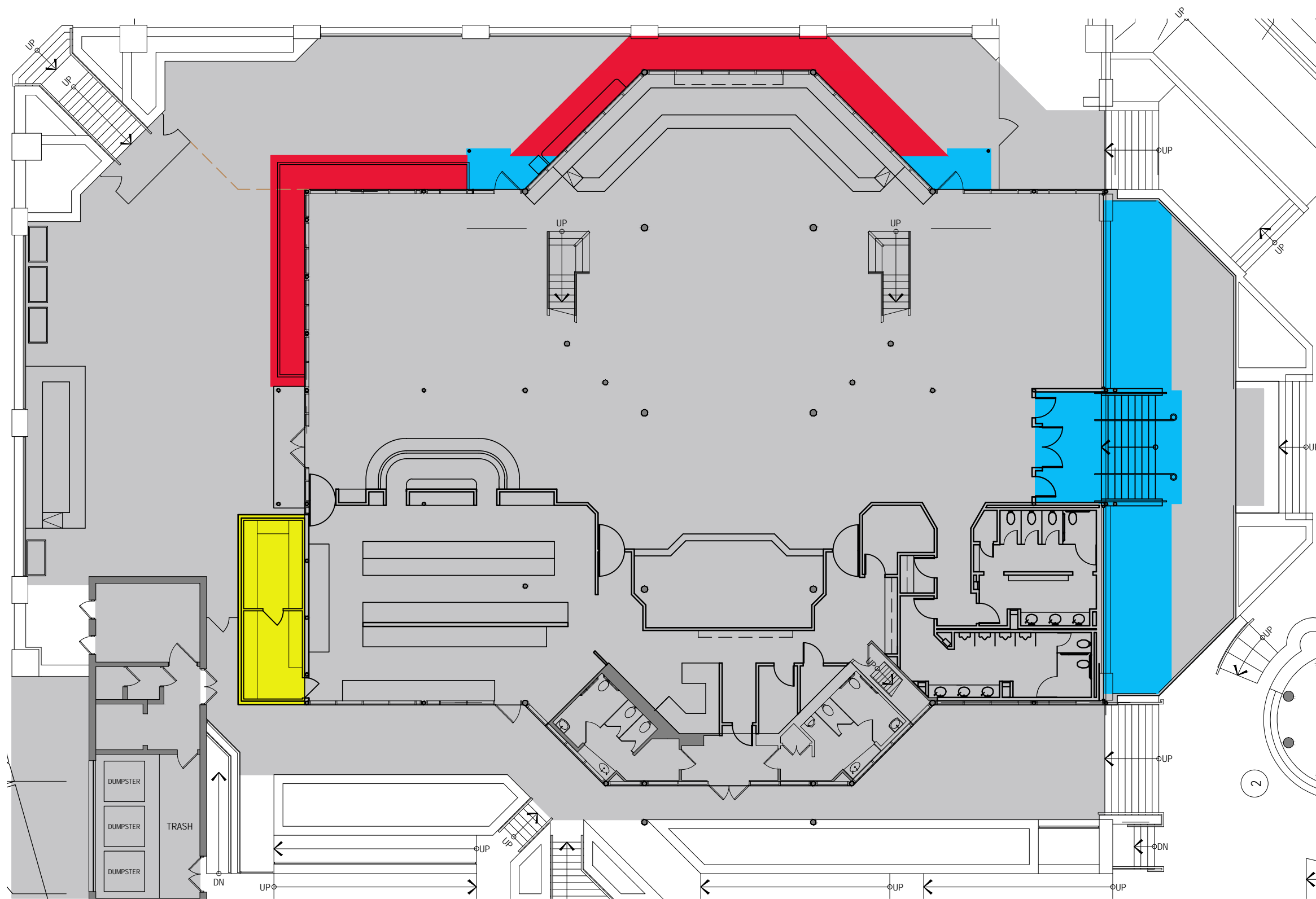


DEMOLITION LEGEND	
	LEASE AREA - EXISTING TO REMAIN (NO CHANGE)
	EXISTING ROOF TO BE REMOVED - 1,473 SF
	EXISTING CANOPY TO BE REMOVED- 72 SF
	EXISTING CURTAIN WALL TO BE REMOVED - 29 LF



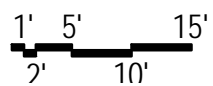
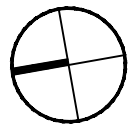
**BLACKWALL HITCH RESTAURANT**  
**DEMOLITION PLAN**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





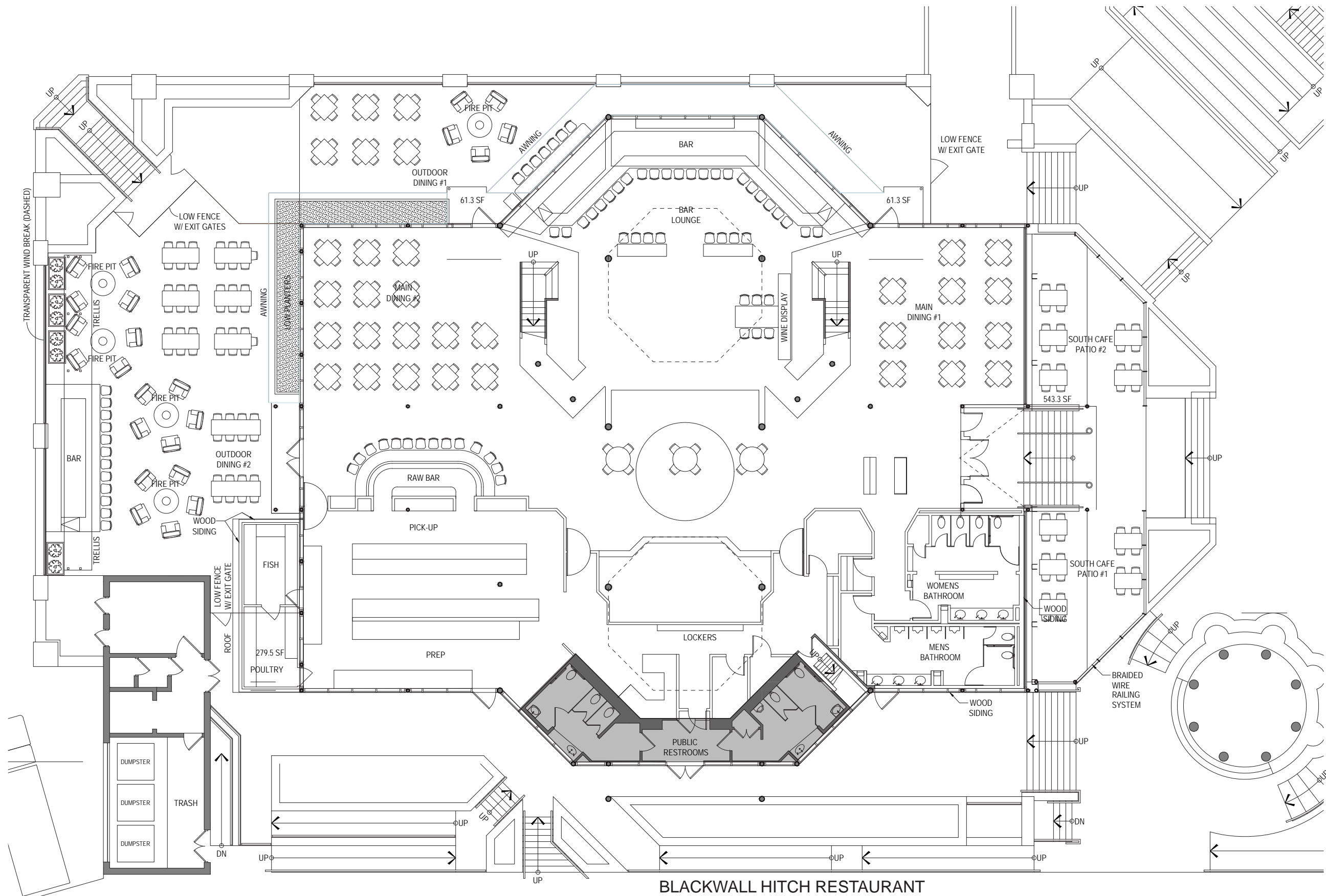
### COVERED AREA ANALYSIS LEGEND

	LEASE AREA - EXISTING TO REMAIN (NO CHANGE)
	PROPOSED WALK-IN COOLER ENCLOSURE ADDITION - 278 SF
	PROPOSED OPEN, FIXED CANOPY - 1,031 SF
	PROPOSED REMOVABLE, FABRIC CANOPY - 642 SF



**BLACKWALL HITCH RESTAURANT**  
**COVERED AREA ANALYSIS**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





TOTAL OCCUPANCY COUNTS	
INDOOR AREA	193
OUTDOOR AREA	179
MEZZANINE AREA	36
<b>TOTAL</b>	<b>408</b>

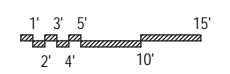
OCCUPANCY COUNTS - INDOOR	
MAIN DINING #1	44
MAIN DINING #2	63
OYSTER/RAW BAR	12
LOWER BAR LOUNGE	48
INSIDE BAR	26
<b>TOTAL</b>	<b>193</b>

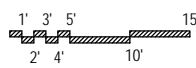
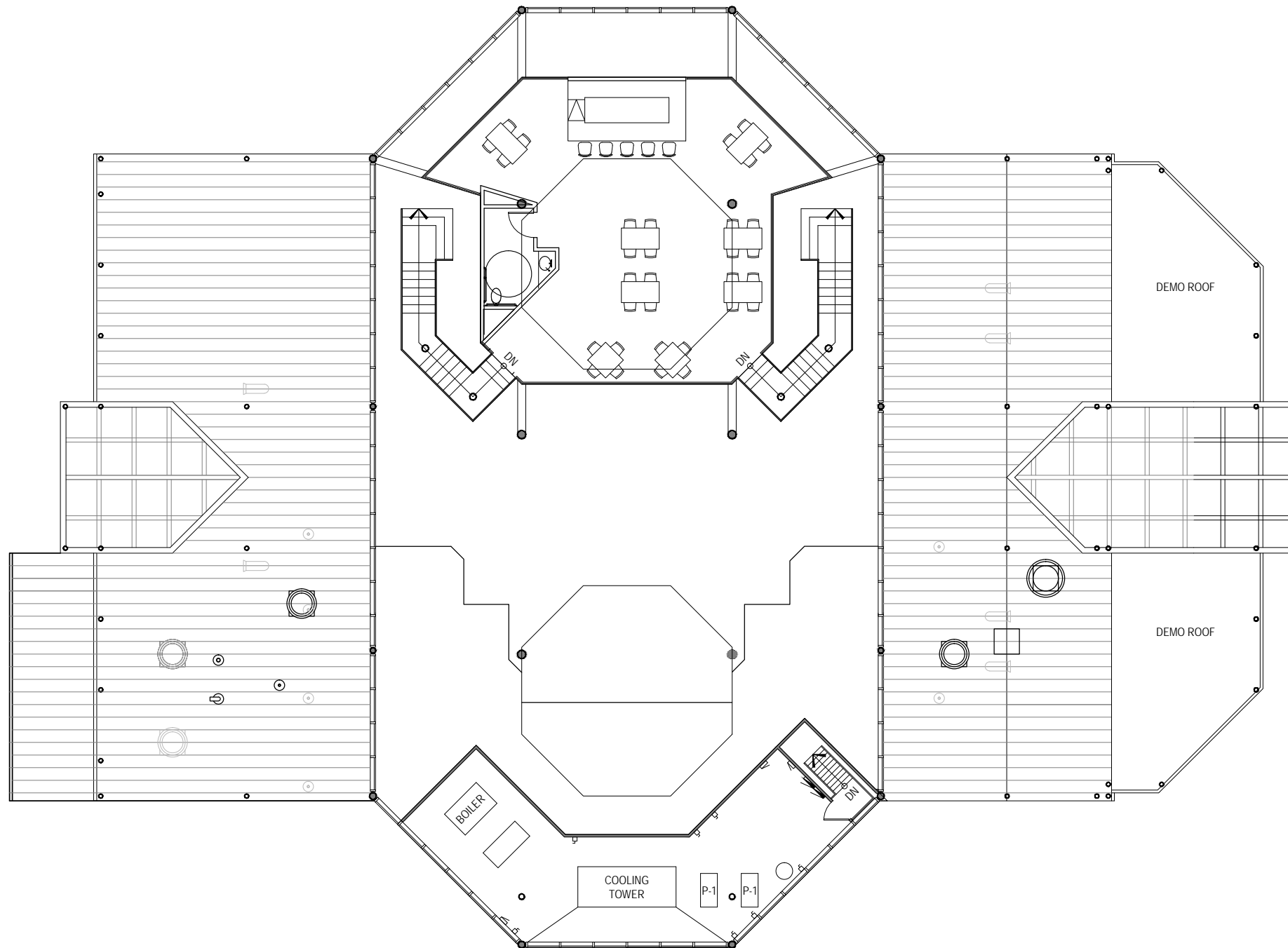
OCCUPANCY COUNTS - OUTDOOR	
SOUTH CAFE PATIO #1	20
SOUTH CAFE PATIO #2	20
OUTDOOR BAR	12
OUTDOOR DINING #1	55
OUTDOOR DINING #2	72
<b>TOTAL</b>	<b>179</b>

SQUARE FOOTAGE CALCULATIONS	
<b>INTERIOR SQUARE FOOTAGE</b>	
GROUND FLOOR	10,411 SF
MEZZANINE LOUNGE	1,454 SF
MEZZANINE MECH.	697 SF
PUBLIC RESTROOMS	150 SF
<b>TOTAL UNDER ROOF</b>	<b>12,712 SF</b>

<b>EXTERIOR PATIO SQUARE FOOTAGE</b>	
SOUTHSIDE CAFE	1,408 SF
OUTDOOR DINING #1	1,555 SF
OUTDOOR DINING #2	2,471 SF
<b>TOTAL</b>	<b>5,434 SF</b>

**BLACKWALL HITCH RESTAURANT**  
**MAIN FLOOR PLAN**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054

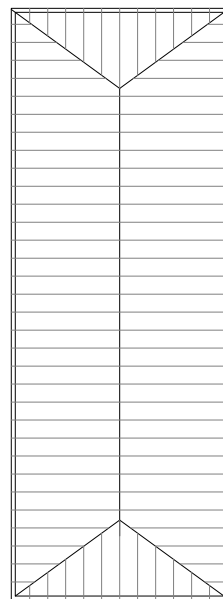
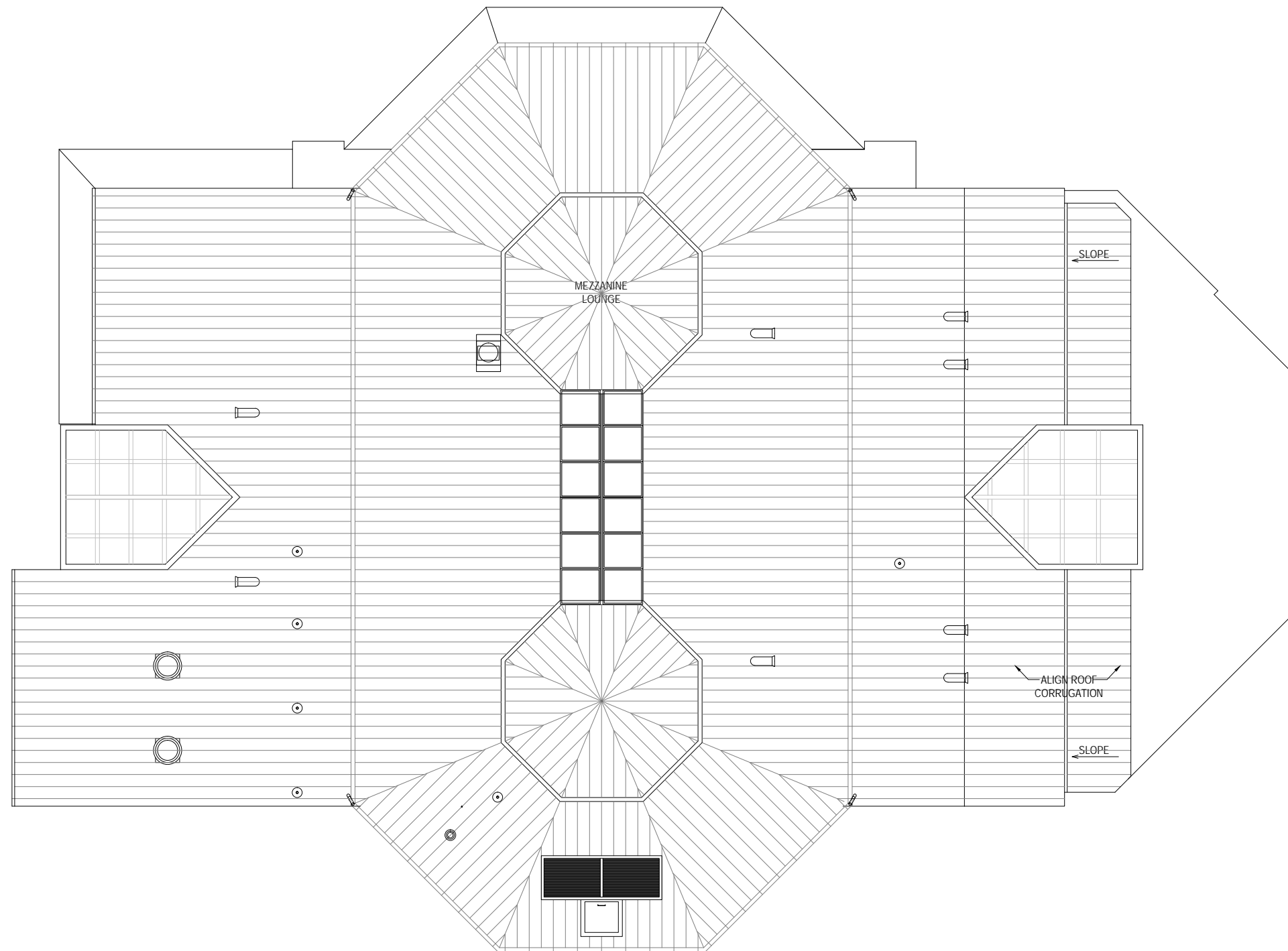




**BLACKWALL HITCH RESTAURANT**  
**MEZZANINE FLOOR PLAN**

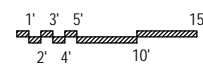
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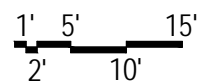




**BLACKWALL HITCH RESTAURANT**  
**MEZZANINE FLOOR PLAN**

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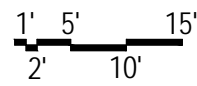
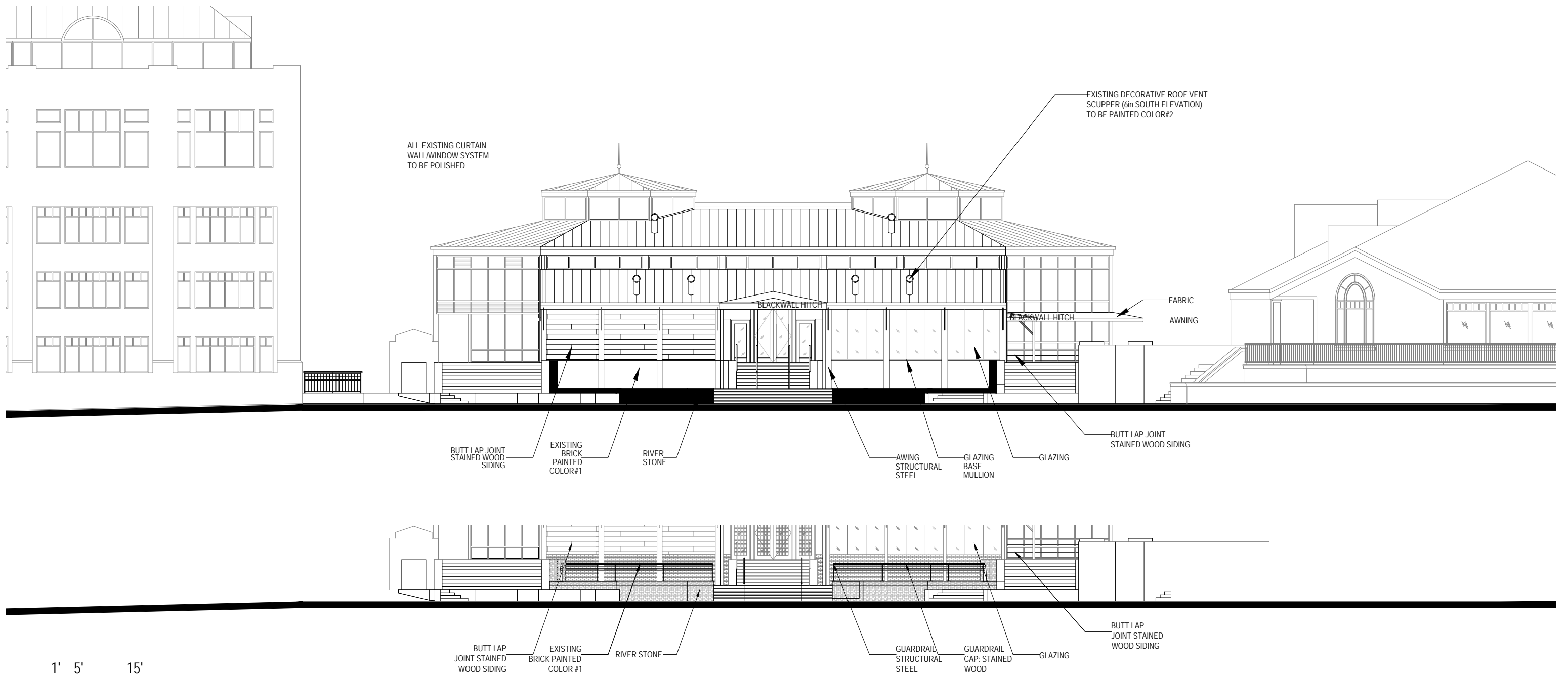


**BLACKWALL HITCH RESTAURANT**  
**EXISTING SOUTH ELEVATION**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
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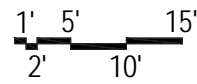
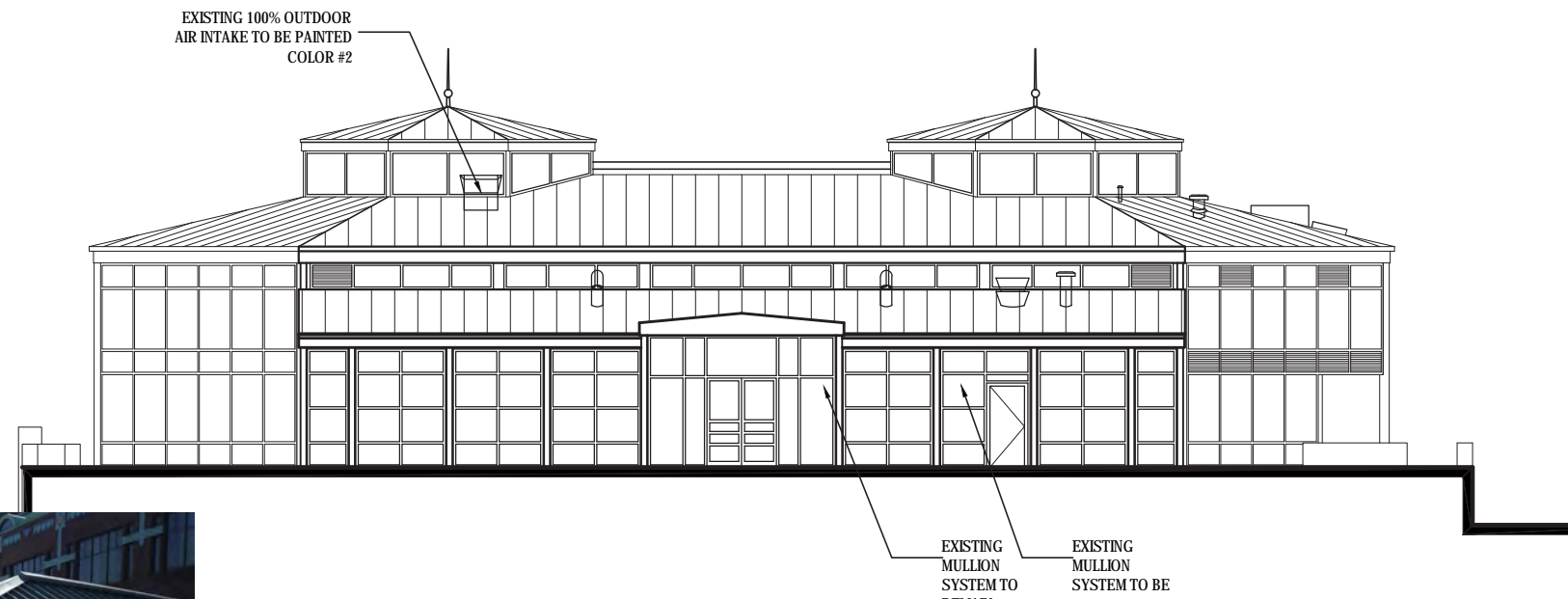
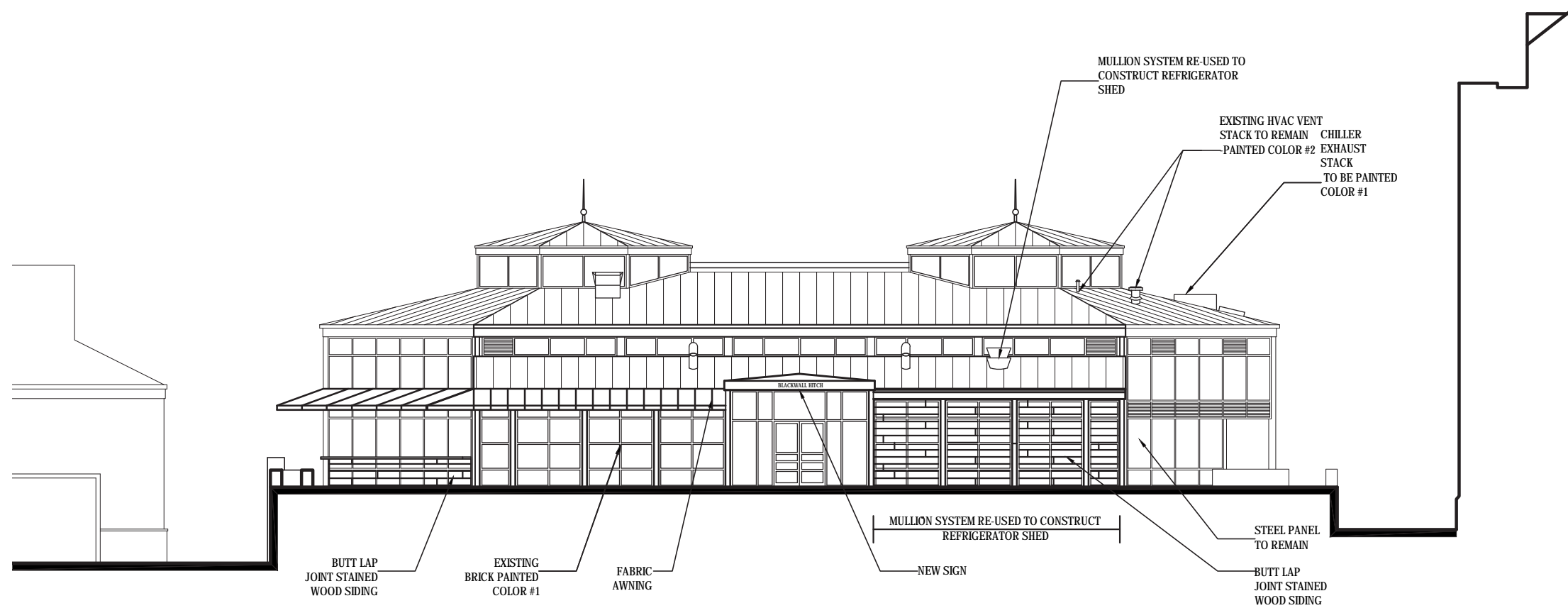






**BLACKWALL HITCH RESTAURANT**  
**PROPOSED SOUTH ELEVATION**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
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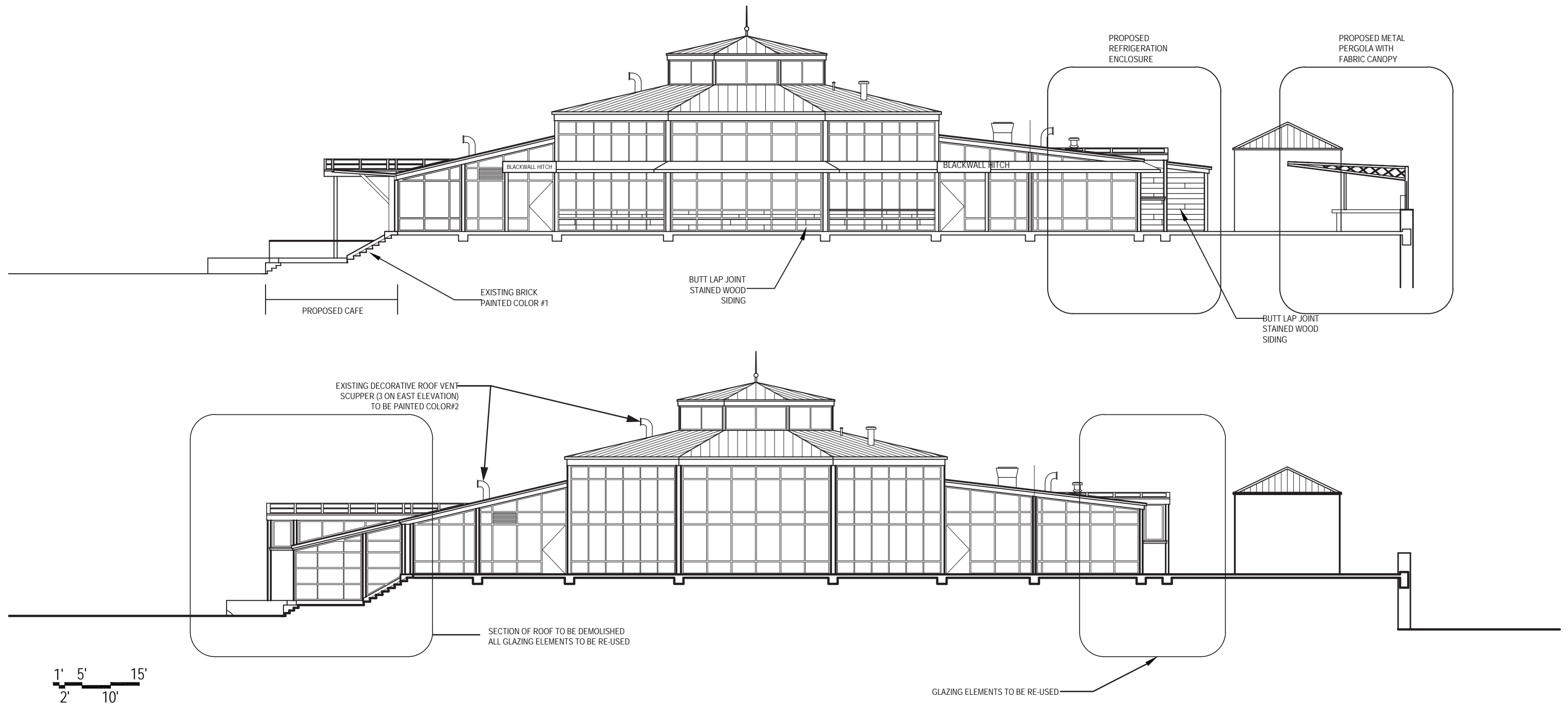




**BLACKWALL HITCH RESTAURANT  
STUDY OF PROPOSED NORTH ELEVATION**

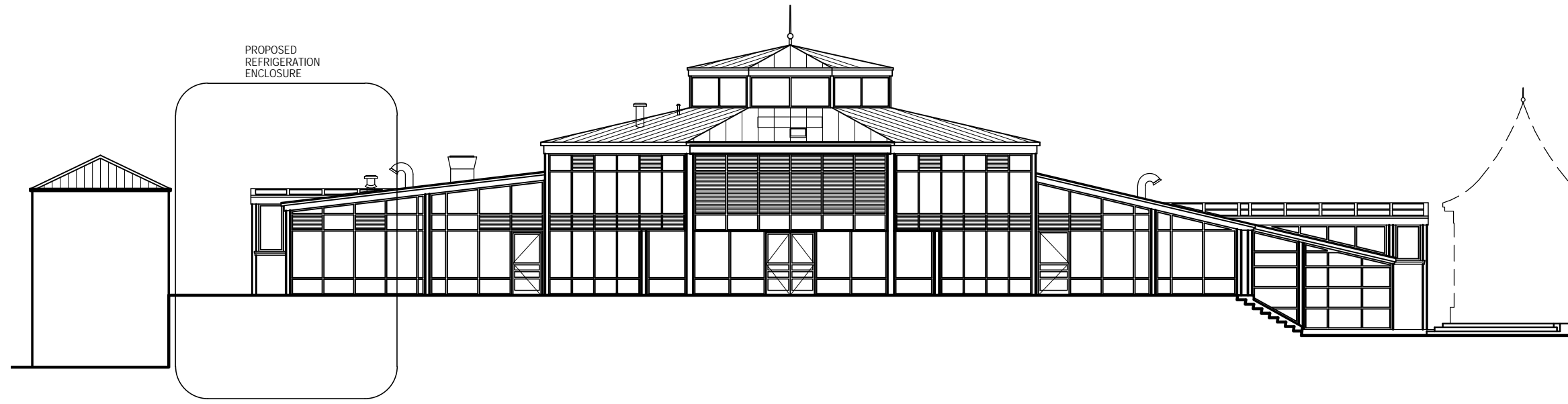
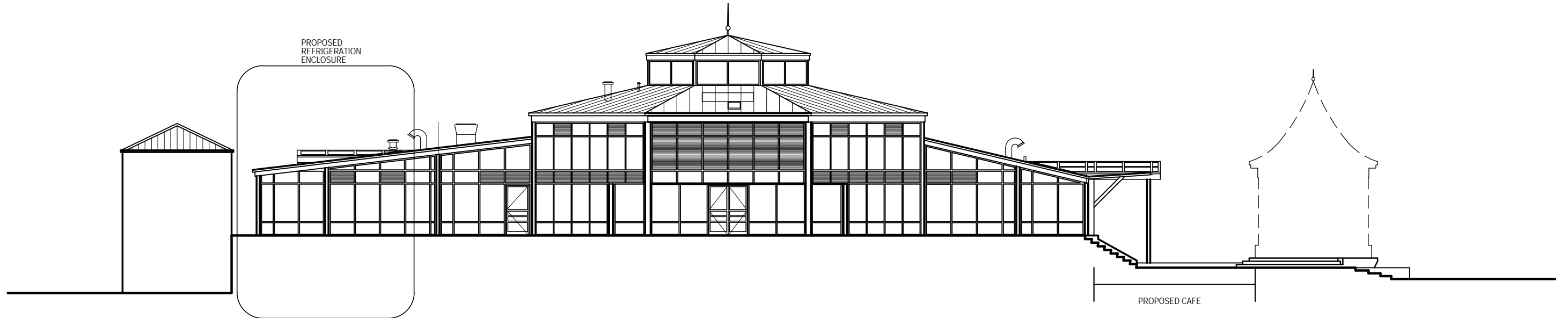
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GAMBRILLS, MD 21054





**BLACKWALL HITCH RESTAURANT**  
**STUDY OF PROPOSED EAST ELEVATION**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





1' 5' 15'  
2' 10'



**BLACKWALL HITCH RESTAURANT**  
**STUDY OF PROPOSED WEST ELEVATION**  
 5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
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 GAMBRILLS, MD 21054





**BLACKWALL HITCH RESTAURANT**  
**SOUTHERN BIRDS EYE VIEW**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
329 GAMBRILLS ROAD, SUITE B  
GAMBRILLS, MD 21054





**BLACKWALL HITCH RESTAURANT  
SOUTHERN ENTRANCE RENDERING**

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**BLACKWALL HITCH RESTAURANT  
SOUTHERN ENTRANCE RENDERING**

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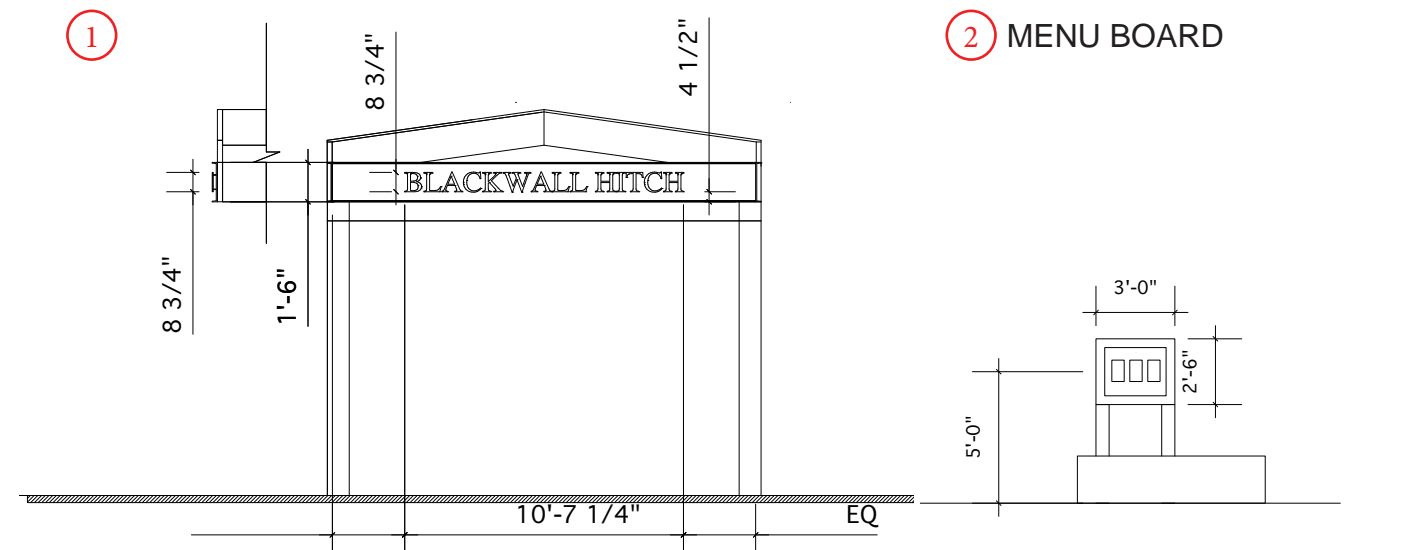


**BLACKWALL HITCH RESTAURANT  
NORTH EXTERIOR PATIO RENDERING**

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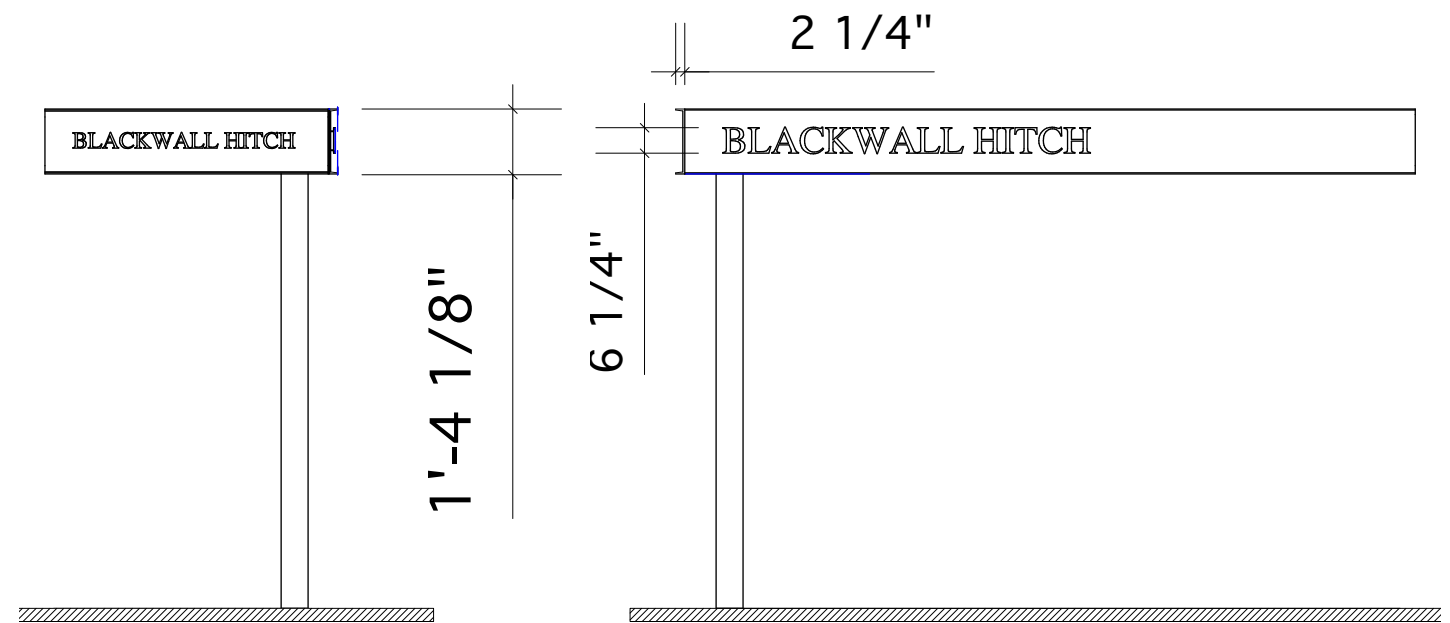




**BLACKWALL HITCH RESTAURANT  
FRONT SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
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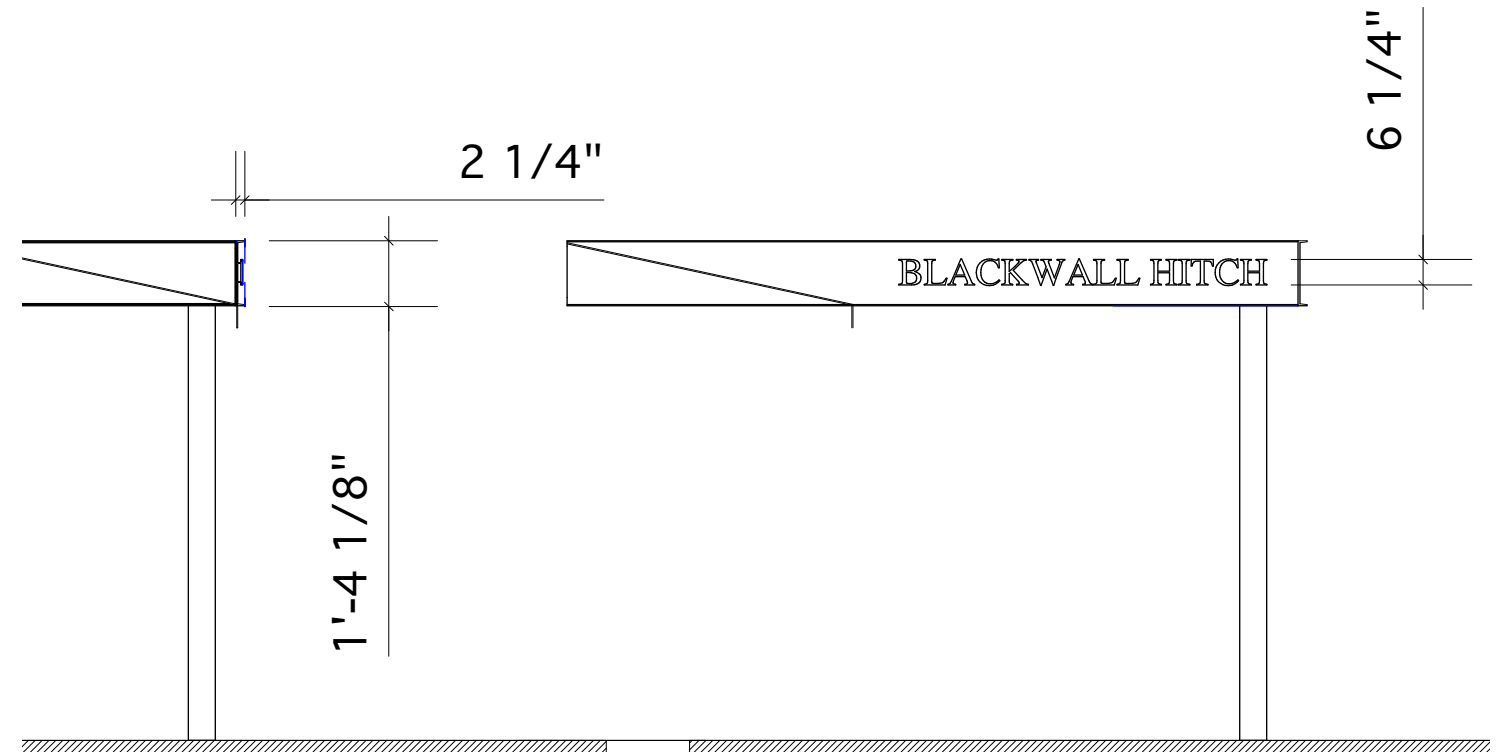




**BLACKWALL HITCH RESTAURANT**  
**FRONT SIDE SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054

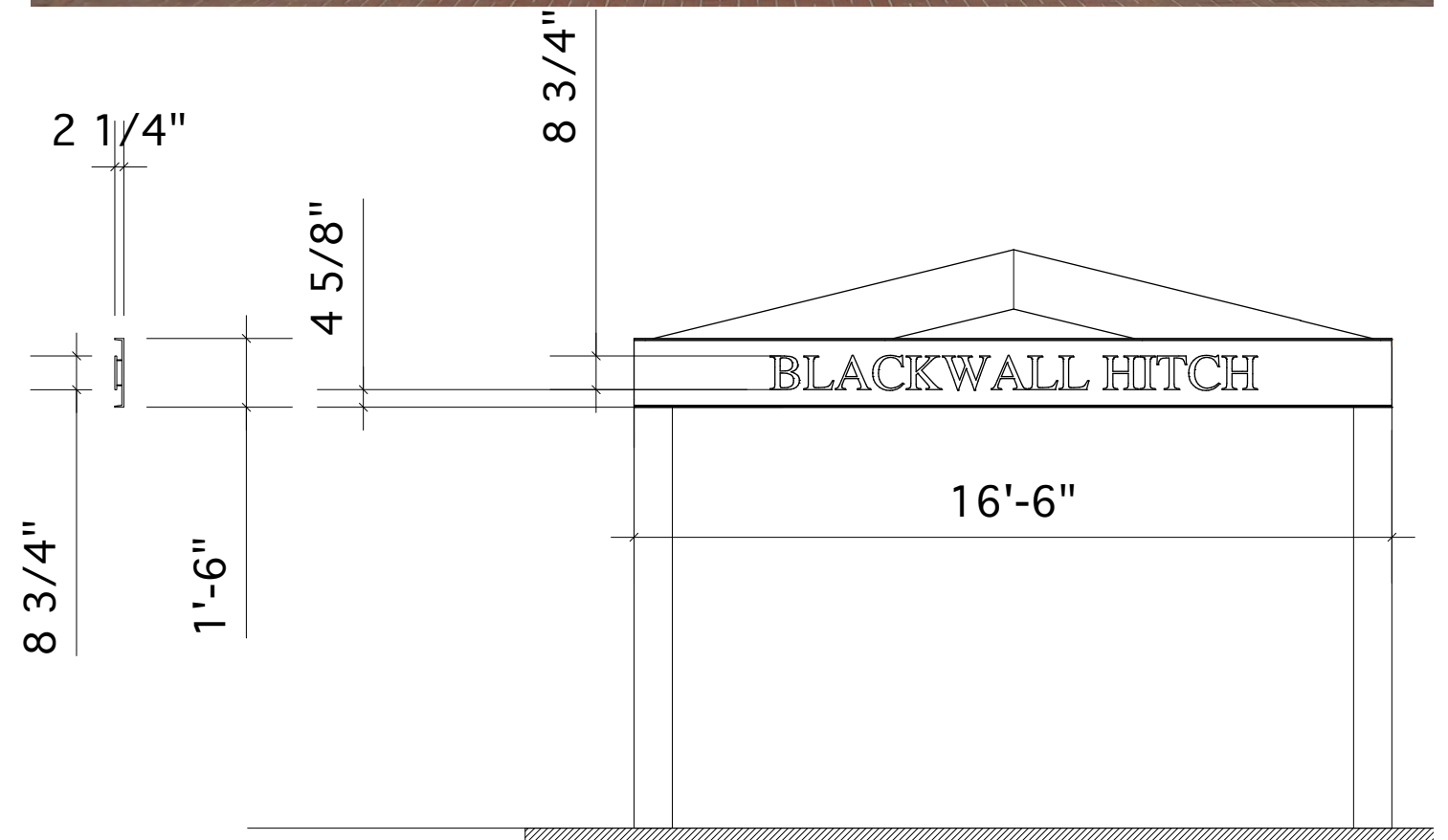




**BLACKWALL HITCH RESTAURANT**  
**REAR SIDE SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
 OWNER: BLACKWALL HITCH ALEXANDRIA, LLC  
 329 GAMBRILLS ROAD, SUITE B  
 GAMBRILLS, MD 21054





**BLACKWALL HITCH RESTAURANT  
FRONT SIGNAGE PROPOSED/EXISTING CONDITIONS**

5 CAMERON STREET, ALEXANDRIA VA. 22314  
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GAMBRILLS, MD 21054



Status	Type	Size	Sign Area	Text	Location	Street	Materials & Color
Existing	Food Courtyr ID Sign	H Varies x 16'-0" x 4" Thick	54.0 SF	"The Food Pavilion"	On Entry Façade Canopy	Cameron Street	Painted Steel letters
Existing	Food Courtyr ID Sign	H Varies x 16'-0" x 4" Thick	54.0 SF	"The Food Pavilion"	Rear Entry Canopy	Thompson Alley	Painted Steel letters
Proposed	Tenant ID Sign	0'-8 3/4" H x 10'-7" L	7.75 SF	"Blackwall Hitch "	On Entry Canopy	Cameron Street	Refer to attached for specifics
Proposed	Menu Board	2'-6" H x 3'-0" L	7.50 SF	No Text - Restaurant Menu mounted behind clear glass	Mount on posts in planter	Cameron Street	LED Illuminated Menu Poard. Painted metal frame to match building metals, with safety glass cover over display menu's.
Proposed	Tenant ID Sign	0'-6" H x 10'-0" L	5.25 SF	"Blackwall Hitch "	On Entry Canopy	South East Alley	Refer to attached for specifics
Proposed	Tenant ID Sign	0'-6" H x 10'-0" L	5.25 SF	"Blackwall Hitch "	On Side Entry Canopy	North East Alley	Refer to attached for specifics
Proposed	Tenant ID Sign	0'-8 3/4" H x 10'-7" L	7.75 SF	"Blackwall Hitch "	On Entry Canopy	Thompson Alley	Refer to attached for specifics

<b>TOTAL SIGN AREA EXISTING</b>	<b>108.0 SF</b>
<b>TOTAL SIGN AREA PROPOSED</b>	<b>33.5 SF</b>
Cameron Street	15.25 SF
East Alley	5.25 SF
West Alley	5.25 SF
Private East Alley	7.75 SF

**BLACKWALL HITCH RESTAURANT  
SIGNAGE SQUARE FOOTAGE TABULATIONS**

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