

ISSUE: Certificate of Appropriateness for alterations and signage.

APPLICANT: Bloom Tea

LOCATION: Old and Historic Alexandria District
425 South Washington Street

ZONE: CL/ Commercial Low zone

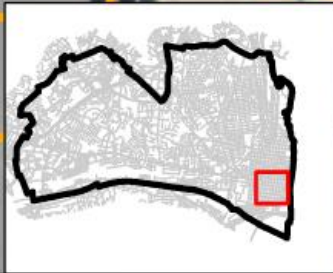
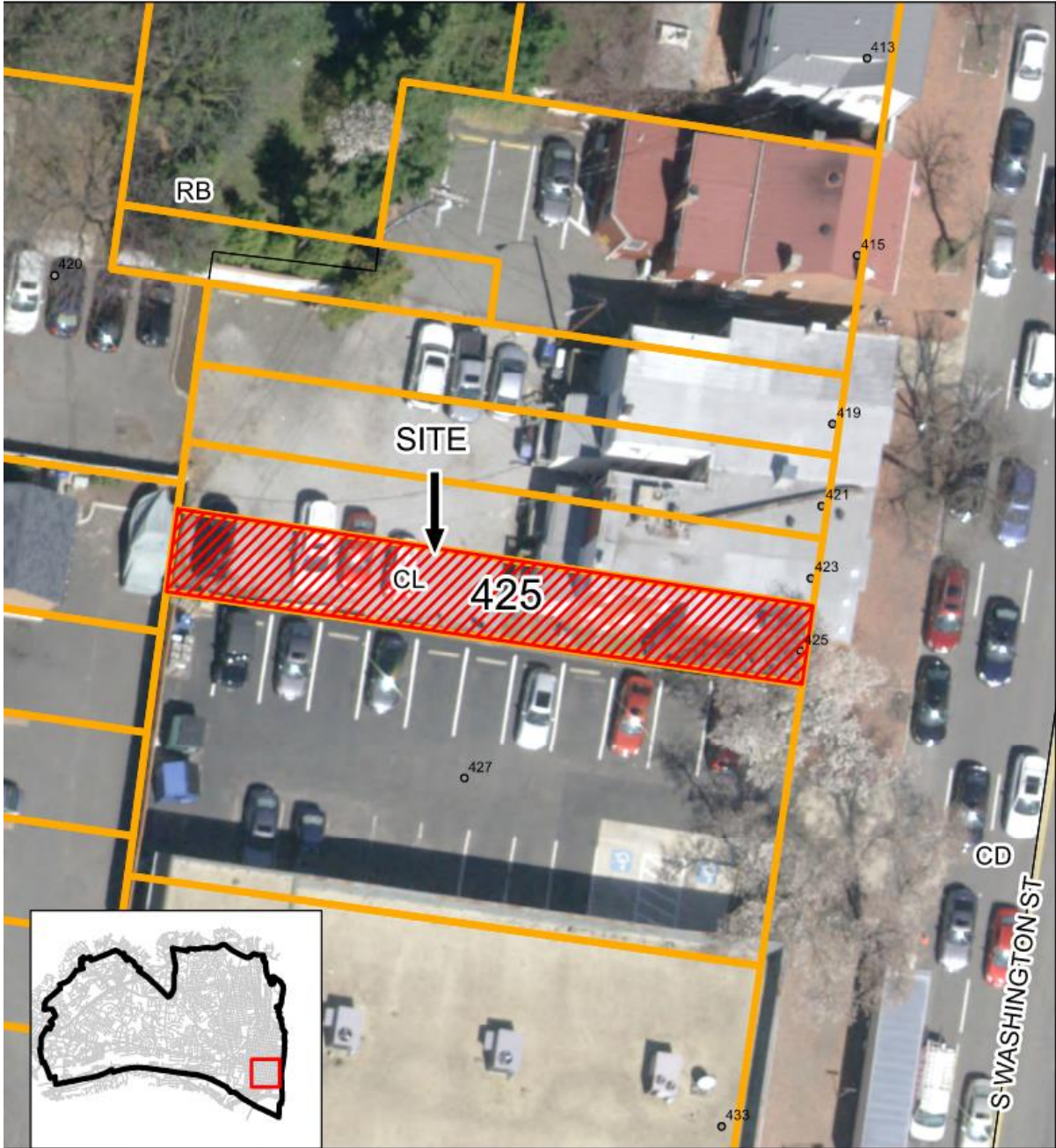
STAFF RECOMMENDATION

Staff recommends **denial** of the Certificate of Appropriateness for after-the-fact alterations and **approval** of the signage with the following conditions:

1. The wall signage be installed through the mortar joints.
2. The wall sign be smaller or rectangular so as not to cover any architectural feature.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



BAR#2023-00229
425 S Washington Street



0 12.5 25 50 Feet

I. APPLICANT'S PROPOSAL

The applicant is requesting approval for after-the-fact work of painting previously unpainted masonry and replacing windows. The applicant also proposes to add new signage, at 425 South Washington Street.

Certificate of Appropriateness

The after-the-fact work:

- Painting the previously unpainted masonry, front/east elevation (Figure 1)
- Replacement of eight windows, three on the front/east elevation, two on the rear/west elevation of the main block, and three on the first level of the south elevation of the rear ell



Figure 1 - Painted front/east elevation

Signage:

The applicant is proposing to install two signs on the front/east elevation. A blade projecting sign to hang on an existing bracket and a wall sign above the front door. This work is NOT after-the-fact.

Both the projecting blade and wall sign are round with 26” in diameter each (4.3 SF approximately) and made of composite material (Figure 2).



Figure 2 - Signage location

Site context

The property sits on the west side of the 400 block of South Washington Street. The subject property is the southernmost townhouse in a row of four. There is a parking lot adjacent to the south; no alley abuts the property. The side/south elevation of the rear ell where three new windows were installed is partially visible from Washington Street (Figure 3).



Windows visible from the ROW replaced without BAR approval.

Figure 3 - Rear ell visibility

II. HISTORY

The two-bay, two-story, semi-attached brick Victorian building with Queen Anne style features was built between **1885** and **1891** when it first appears on the Sanborn Map. The four sisters row houses feature projecting bays, jack-arch windows, and decorative brick corbeling at the cornice level.

Previous BAR Approvals

BAR98-00059 – Approval to enclose a rear porch (05/20/1998)

BAR2002-00210 – Approval for signage (08/21/2002)

III. ANALYSIS

Painting work:

The zoning ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. Section 10-109(B)(4) of the zoning ordinance states: “The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness.” The *Design Guidelines* further state that “painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Board.” Additionally, “the Boards strongly discourage the painting of a previously unpainted masonry surface.” However, the Standards and *Design Guidelines* have been designed in a way to distinguish what is appropriate in one part of the district or at one building from what may not be appropriate in other areas or on other buildings so each request is reviewed on a case-by-case.

The Board recently approved different treatments on unpainted masonry, such as painting on 101 Princess Street (BAR2013-00036) and 819 South Lee Street (BAR2020-00276); limewashing on 107 Princess Street (BAR2023-00160), 605 Franklin Street (BAR2013-00124 & BAR2013-00141), and 726 King Street (BAR2016-00361); and finally staining on 625 First Street (BAR2021-00470B) and 515 King Street (BAR2022-00257). All of these are **Late** buildings, that is, built after 1931. Nevertheless, more recently the Board has denied the mural painting proposal at 600 Montgomery Street (BAR2021-00543) and the after-the-fact partial paint at 720 King Street (BAR2023-00235), both also **Late** buildings. The Board has not approved any case of masonry paint on **Early** Buildings (built before 1932) in the last decade.

The subject property is an **Early** Building (built before 1932) dating from the late 1800s. The building displays Queen Anne architectural features such as projecting corbeled brick cornice with a cruciform motif design and molded brick segmental arch over the windows and front door. Features which were meant to be raw, that is, unpainted. Many architectural features in the Victorian period masonry buildings were meant to highlight details that set them apart, such as decorative bond patterns, dentils, corbelling, different brick colors, etc.

Staff finds that painting previously unpainted masonry on an **Early** Buildings is not appropriate since it will cause the deterioration of the brick masonry. Furthermore, the paint obscures significant architectural features (Figures 4 & 5) which were meant to be unpainted. Therefore, staff recommends denial of the after-the-fact work of painting a previously unpainted masonry and recommends that the applicant remove the paint as soon as possible to avoid future damage.

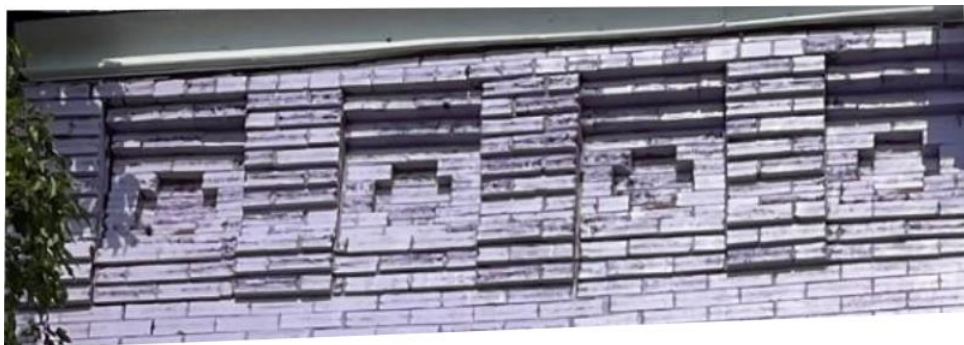


Figure 4 - Cornice detail

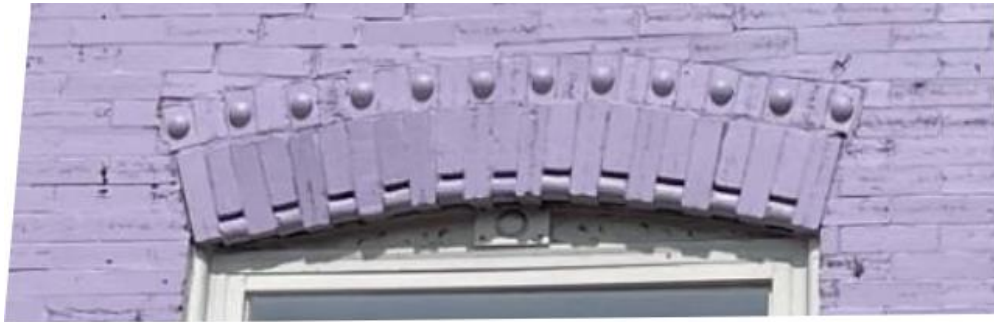


Figure 5 – Jack-arch above window detail

Window replacement:

The BAR’s *Design Guidelines* state that “windows and doors are character defining features of buildings that can greatly impact the style and aesthetic of a structure.” Furthermore, the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* states that:

The material, form, and design of windows on new construction, and replacement windows permitted on existing buildings pursuant to the *BAR’s Policies for Administrative Approval for Windows*, must comply with the specifications below.

1. Replacement windows approved on **Early** buildings must be full frame replacements, or sash kits installed in the existing frame, rather than insert or pocket style replacements. Fiberglass windows, where permitted, may be insert - type windows only if they minimally obscure existing historic fabric and closely replicate historic window details such as muntin (grids), jamb, and trim profiles.
2. The dimensions and proportions of the window rails, stiles, muntins, frame, sill and exterior trim must match historically appropriate window proportions. Exterior trim on Early buildings may not be mitered at the corners.
3. Where permitted, multi-light insulated glass windows must have permanently fixed muntins on both the interior and exterior of the glass, with spacer bars between the glass. These are typically referred to as Simulated Divided Light (SDL) windows.
4. Muntins must be sized appropriately and paintable. Muntins that approximate historic putty profiles are preferred.
5. Generally, glazing must be clear, non-reflective and without tint. Where double glazing is permitted, Low-E (low emissivity) glass is encouraged for energy conservation. Low-E 272 glass meets these requirements.
6. The vinyl weatherstrip portion of wood window jambs should be minimally visible.
7. The applicant must submit complete window manufacturer technical specification sheets, or “cut sheets,” to BAR staff to confirm compliance with these specifications. All window

replacements in the historic districts, except sash kits, also require a building permit from Code Administration.

The applicant has replaced eight windows without the required BAR approval. Three windows on the front/east elevation (two windows on the second story and one at the basement level); two windows on the rear/west elevation of the main building (on first and second story) which are not visible from any public way; and three on the south elevation of the rear ell (all three on the first floor) – only the two southernmost windows are visible from a public way (Figure 6).



Figure 6 - Windows replaced visible from the ROW.

The replacement windows installed without BAR approval don't comply with the BAR Guidelines and the policies for administrative approval; thus, Board approval or denial of the after-the-fact work is required. The installed insert windows are made of vinyl, double glazed, with muntins between glasses, and with colonial grid, which is the wrong light configuration for the Victorian building. The appropriate windows for the subject property should have one-over-one or two-over-

two light configuration, be made of wood, full frame replacement with clear, non-reflective or tinted glazing. Due to the huge incompatibility of the windows installed after-the-fact, staff cannot support the application. Therefore, staff recommends denial of the after-the-fact project.

Signage proposal:

The building frontage is 30 feet in length, therefore the total signage allowed as per the BAR sign policy is 22.5 SF. The applicant is proposing two signs of 4.3 SF each, or 8.6 SF in total.

The BAR Sign Policy for administrative approval requires that “Anchors for all signs and sign brackets must be installed into the mortar joints on masonry buildings to avoid damage to the brick or stone.”

The *Design Guidelines* state that “Signs should not detract from the architectural characteristics of the historic structures. Similarly, signs should not overwhelm or obscure the architecture and decorative features of historic buildings.” Even though the proposed signage complies with the BAR policies for administrative approval and the Guidelines, staff has concerns about the proposed wall signage location which can overwhelm the jack-arch above the front door, which is a significant architectural feature. Therefore, staff recommends that the wall sign be smaller or in a rectangular shape to fit better in the space.

As per the discussion above, staff recommends the denial of the after-the-fact work of painting a previously unpainted masonry and windows replacement, and approval of the signage proposal with the conditions discussed above.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed painting, window replacement and wall sign will comply with zoning.

Code Administration

C-1 A sign permit is required.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 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)
- C-2 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)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 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)
- C-7 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)
- C-8 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements. (Sec. 5-2-29 (a)(3)) (T&ES)

Alexandria Archaeology

F-1 No archaeology comments.

V. ATTACHMENTS

1 – Supplemental Materials

ADDRESS OF PROJECT: 425 S WASHINGTON STREET, ALEXANDRIA VA 22314

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

TAX MAP AND PARCEL: 74.04 /11371500 ZONING: CL

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: BLOOM TEA

Address: 425 S WASHINGTON STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 7033033799 E-mail: kurtdao@gmail.com

Authorized Agent (if applicable): Attorney Architect BUSINESS OWNER

Name: KHANH DAO

Phone: 7033033799

E-mail: kurtdao@gmail.com

Legal Property Owner:

Name: Thao Uyen Than

Address: 425 S Washington Street

City: Alexandria State: VA Zip: 22314

Phone: 7036227534 E-mail: thankelly@gmail.com

- 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 _____
 - 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).*

REPLACES MOST OF THE BROKEN WINDOWS (NOT ALL)
 PAINTING UNPAINTED MASONARY BRICK AT FRONT
 NEW SIGNAGE (BLOOM TEA)

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.

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: 15'-05" Secondary front (if corner lot): 48'-0"
- Square feet of existing signs to remain: 9 SQFT
- 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 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: *Khanh Dao*

Printed Name: Khanh Dao

Date: 6/12/23



Department of Planning and Zoning
 Floor Area Ratio and Open Space Calculations
 as of 12/20/18

B

A. Property Information

A1. CL
 Street Address Zone

A2. x =
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="515.00"/>	Basement**	<input type="text" value=""/>	B1. <input type="text" value="1,695.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="590.00"/>	Stairways**	<input type="text" value=""/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="550.00"/>	Mechanical**	<input type="text" value=""/>	B3. <input type="text" value="1,695.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value=""/>	Attic less than 7'***	<input type="text" value=""/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 60px; margin-top: 5px;"></div>
Attic	<input type="text" value=""/>	Porches**	<input type="text" value=""/>	
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	
Balcony/Deck	<input type="text" value="40.00"/>	Lavatory***	<input type="text" value=""/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
Other**	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
B1. Total Gross	<input type="text" value="1,695.00"/>	B2. Total Exclusions	<input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value=""/>	Basement**	<input type="text" value=""/>	C1. <input type="text" value="0.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value=""/>	Stairways**	<input type="text" value=""/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value=""/>	Mechanical**	<input type="text" value=""/>	C3. <input type="text" value="0.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value=""/>	Attic less than 7'***	<input type="text" value=""/>	
Attic	<input type="text" value=""/>	Porches**	<input type="text" value=""/>	
Porches	<input type="text" value=""/>	Balcony/Deck**	<input type="text" value=""/>	
Balcony/Deck	<input type="text" value=""/>	Lavatory***	<input type="text" value=""/>	
Lavatory***	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
Other	<input type="text" value=""/>	Other**	<input type="text" value=""/>	
C1. Total Gross	<input type="text" value="0.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Khank Dao

Date: 6/12/23

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. KHANH DAO	425 S WASHINGTON STREET, ALEXANDRIA VA 22314	0
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 425 S WASHINGTON STREET, ALEXANDRIA VA 22314 (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. THAO UYEN THAN	425 S WASHINGTON STREET, ALEXANDRIA VA 22314	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. KHANH DAO		
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.

6/12/23

KHANH DAO

Khanh Dao

Date

Printed Name

Signature

replacement

new
plant

18
replacement





replacement