

Docket Item # 5
BAR CASE # BAR 2015-0399

BAR Meeting
January 20, 2016

ISSUE: Re-approval of Expired Plans

APPLICANT: LDA/Lotto LLC

LOCATION: 200 South Peyton Street

ZONE: CD / Commercial

STAFF RECOMMENDATION

Staff recommends re-approval of the previous project plans, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



BAR2015-0399



I. ISSUE

The applicant is requesting re-approval of previously approved plans for the construction of a second-story addition at 200 South Peyton Street. On two previous occasions, the BAR has approved a Permit to Demolish for partial demolition/capsulation, a Certificate of Appropriateness for the addition, and a Waiver of the Rooftop HVAC Screening Requirement. Therefore, the current request for “re-approval of previously approved plans” includes a Permit to Demolish, Certificate of Appropriateness and Waiver of Rooftop HVAC Screening. *This item will require a roll-call vote.*

II. HISTORY

200 South Peyton Street is a one- and two-story freestanding brick building that was originally constructed in **1960** as an automobile repair facility and is located at the corner of South Peyton and Prince Street. The architect for the building was Hamilton Morton.

In 2003 and 2004, the Board approved substantial alterations to the building when it was converted to office use by the applicant, Land Design, Inc., a landscape design firm (BAR Case #'s 2003-0160, 2003-0161, 2004-0119).

In 2006, the Board approved a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for a second story addition, and a Waiver of required HVAC screening (BAR Case #'s 2006-0218, 2006-0219, 2006-0236). In 2007, the Board re-approved the expired plans (BAR Case # 2007-0242 and -0243) which have also since expired.

III. ANALYSIS

The BAR has previously approved the current application at two separate occasions. Both prior approvals were approved by the BAR by 6-0 votes, as submitted. The project remains in conformance with all zoning ordinance requirements. Therefore, staff recommends re-approval of the plans, as submitted. Acknowledging that only one of the current BAR members was serving on the BAR at the time of the previous approvals, what follows is analysis from the earlier staff reports.

Re-approval of Permit to Demolish

In considering a Permit to Demolish or Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, Sec 10-105(B):

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
2. Is the building or structure of such interest that it could be made into an historic shrine?
3. Is the building or structure of such old and unusual or uncommon design, texture, and material that it could not be reproduced or be reproduced only with great difficulty?
4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

As the building dates from the 1960s, none of the criteria are met and the Permit to Demolish/Encapsulate should be granted as submitted.

Re-approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement

The proposed addition will be located on the central section of the existing building that is currently one story. The sections on either side are currently two stories tall. The addition will add approximately 2,625 square feet to the existing 7,950 square feet. With the addition the building will have a total height of 27' 8". The height of the addition will be about 5' and 6'2" taller than the heights of the existing two-story wings of the building. The addition will be set back about 8" from the face of the Peyton Street elevation of the central section of the building and will have a flat roof.

The addition will recall the industrial aesthetic of the original building but will have subtle differences in the window configuration to distinguish it as a new addition. Metal storefront windows will be used on the addition and will match the existing windows used in the 2004 alterations. On the South Peyton Street elevation, windows will be located in 11 bays, with typical widths of 4'10", and reflect the configuration found on the existing building. Above the main bank of windows, a metal brise-soleil (architectural sun screen) will be located, with a transom-style window above. Metal coping will be used at the roofline.

On the Commerce Street elevation facing the parking lot, the addition will have the same windows but not the brise soleil. A metal post and cable railing system will provide railing for the roof-top deck area overlooking the rear parking lot.

The proposal includes the relocation of two HVAC units currently on the roof. The two condenser units will be relocated on the roof of the new addition, and one existing unit will remain at its current location on the existing roof of the building. The units will be painted to match the building.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

F-1 Re-approval complies with prior BAR approvals and zoning ordinance requirements.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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 Management & 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)

Alexandria Archaeology

There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2015-0399: 200 South Peyton Street



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property InformationA1. Street Address 200 South Peyton Street, Alexandria VA Zone CD

A2. $\frac{11,888 \text{ sf}}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{17,832 \text{ SF}}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor	0	Other**	
Porches/ Other		Total Exclusions	
Total Gross *	7,950		

B1. Existing Gross Floor Area *
7950 Sq. Ft.B2. Allowable Floor Exclusions**
n/a Sq. Ft.B3. Existing Floor Area minus Exclusions
7950 Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	0	Stairways**	
Second Floor	2,625	Mechanical**	
Third Floor	0	Other**	
Porches/ Other	0	Total Exclusions	
Total Gross *	2,625		

C1. Proposed Gross Floor Area *
2625 Sq. Ft.C2. Allowable Floor Exclusions**
n/a Sq. Ft.C3. Proposed Floor Area minus Exclusions
2625 Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 10,575 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 17,832 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	n/a
Required Open Space	n/a
Proposed Open Space	n/a

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

Signature: [Signature] Date: 12.21.15



EXISTING ELEVATION FROM NW CORNER OF PEYTON AND PRINCE



EXISTING REAR ELEVATION FROM COMMERCE STREET

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015



EXISTING SOUTH ELEVATION FROM PEYTON STREET



EXISTING NORTH ELEVATION FROM PRINCE STREET



REAR OF ADJACENT BUILDING TO THE WEST ON COMMERCE STREET



REAR OF ADJACENT BUILDING TO THE EAST ON COMMERCE STREET



FIRST ADJACENT BUILDING TO THE EAST ON PRINCE STREET



2ND AND 3RD ADJACENT BUILDINGS EAST ON PRINCE STREET

APPLICATION MATERIALS

BAR2015-00399

200 S Peyton St

12/21/2015



ADJACENT PROPERTY TO REAR ACCROSS COMMERCE STREET



ADJACENT PROPERTY TO REAR ACCROSS COMMERCE STREET

**APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015**



FIRST ADJACENT BUILDING SOUTH ON PEYTON STREET



NORTHWEST CORNER OF PRINCE AND PEYTON

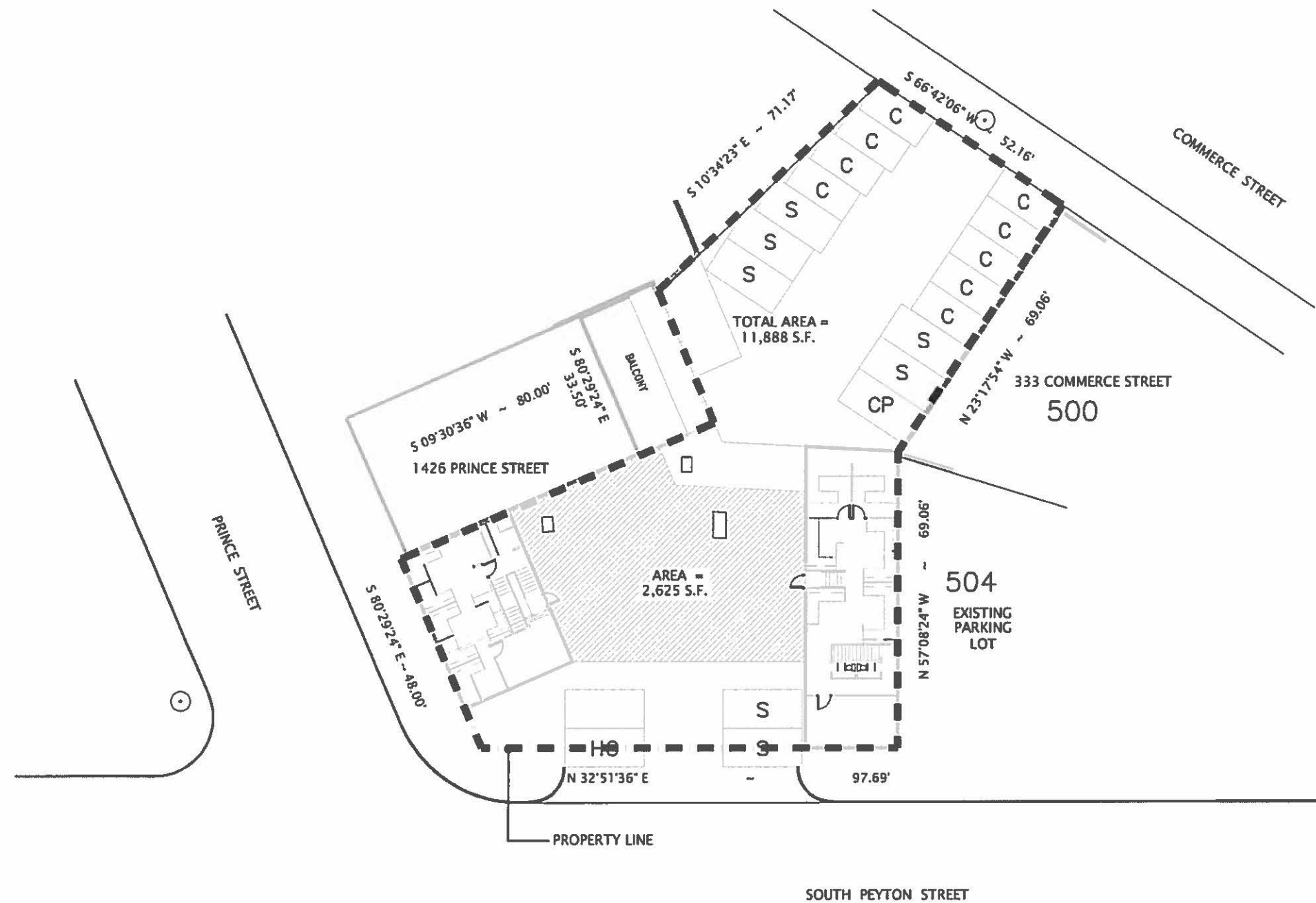


NORTHEAST CORNER OF PRINCE AND PEYTON



SOUTHWEST CORNER OF PRINCE AND PEYTON

APPLICATION MATERIALS
 BAR2015-00399
 200 S Peyton St
 12/21/2015



FAR DATA:

ZONE: CD

LOT SIZE: 11,888 SF

EXISTING BUILDING: 7,950 SF (.67 FAR)

MAX FAR (1.5): 17,832 SF (2.5 WSUP 29,720 SF)

PROPOSED ADDITION: 2,625 SF

PROPOSED GSF: 10,575 SF

PROPOSED FAR: .89

PARKING REQUIRED: 18 SPACES

PROPOSED: 24 (7 STANDARD + 9 COMPACT + 1 CAR POOL, 1 HC, 2 METRO)

SURVEY INFORMATION FROM ALEXANDRIA SURVEYS.

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

12-21-2015

1" = 30'-0"

LandDesign.

200 SOUTH PEYTON STREET - PLAT

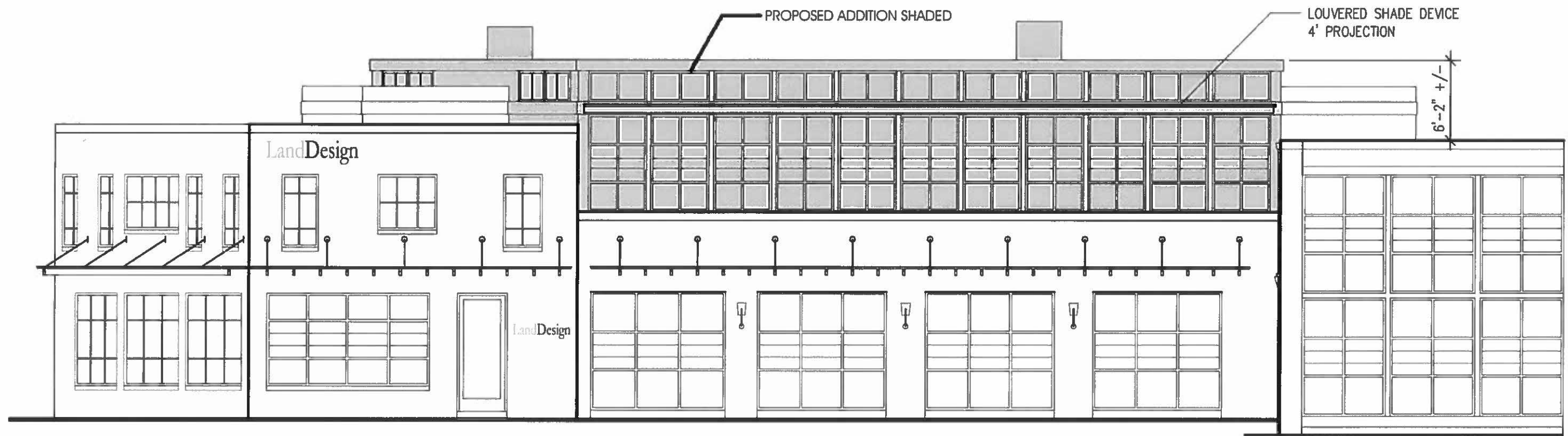
PROPOSED ADDITION

15069

15

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE



200 SOUTH PEYTON STREET

12-21-2015

1/8" = 1'-0"

LandD sign.

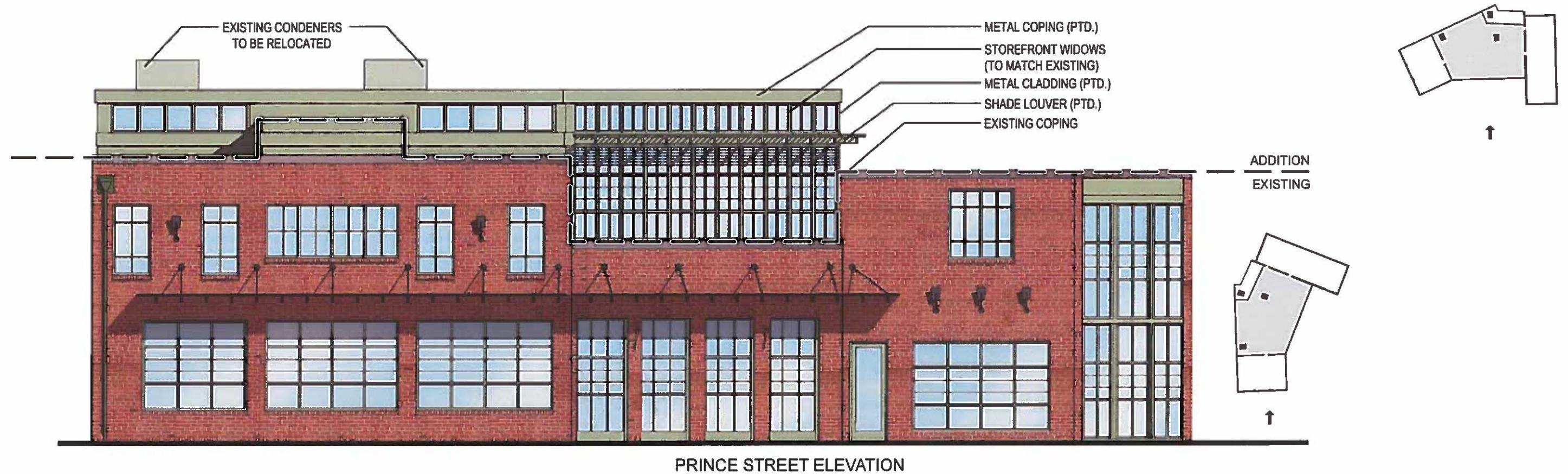
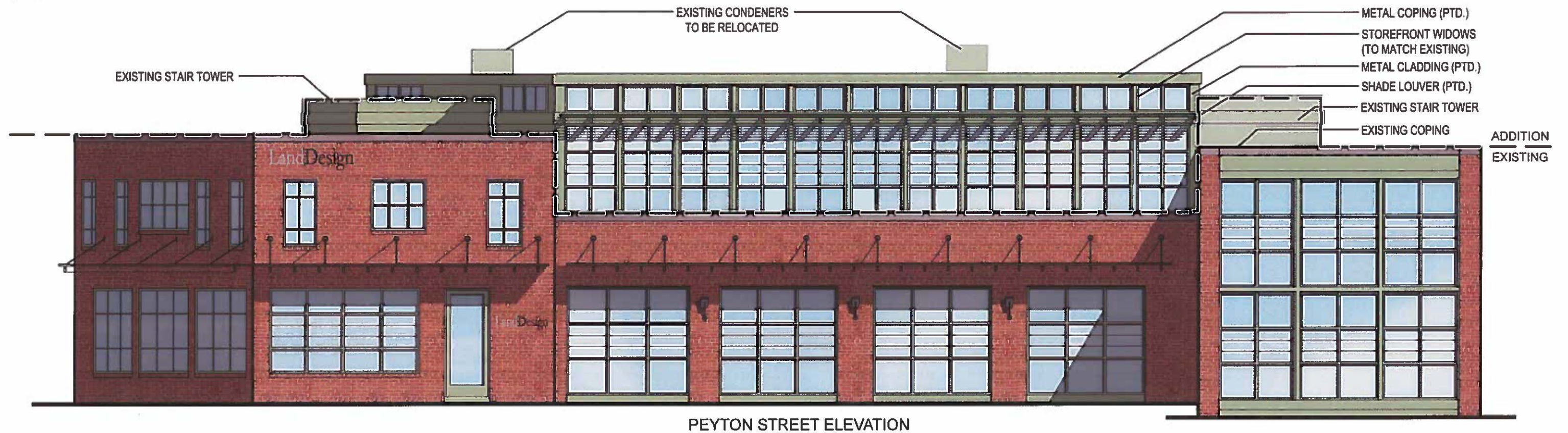
PROPOSED ADDITION

15069
16

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE



12-21-2015
1/8" = 1'-0"

LandDesign.

PROPOSED ADDITION
200 SOUTH PEYTON STREET
17

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE

EXISTING CONDENSER
TO BE RELOCATED

METAL COPING (PTD.)

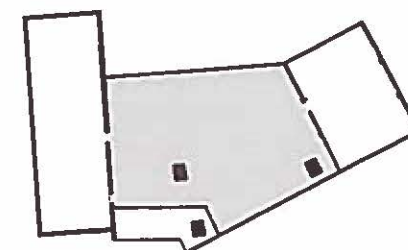
STOREFRONT WINDOWS
(TO MATCH EXISTING)

EXISTING STAIR TOWER

EXISTING COPING



COMMERCE STREET ELEVATION



EXISTING CONDENSER
TO BE RELOCATED

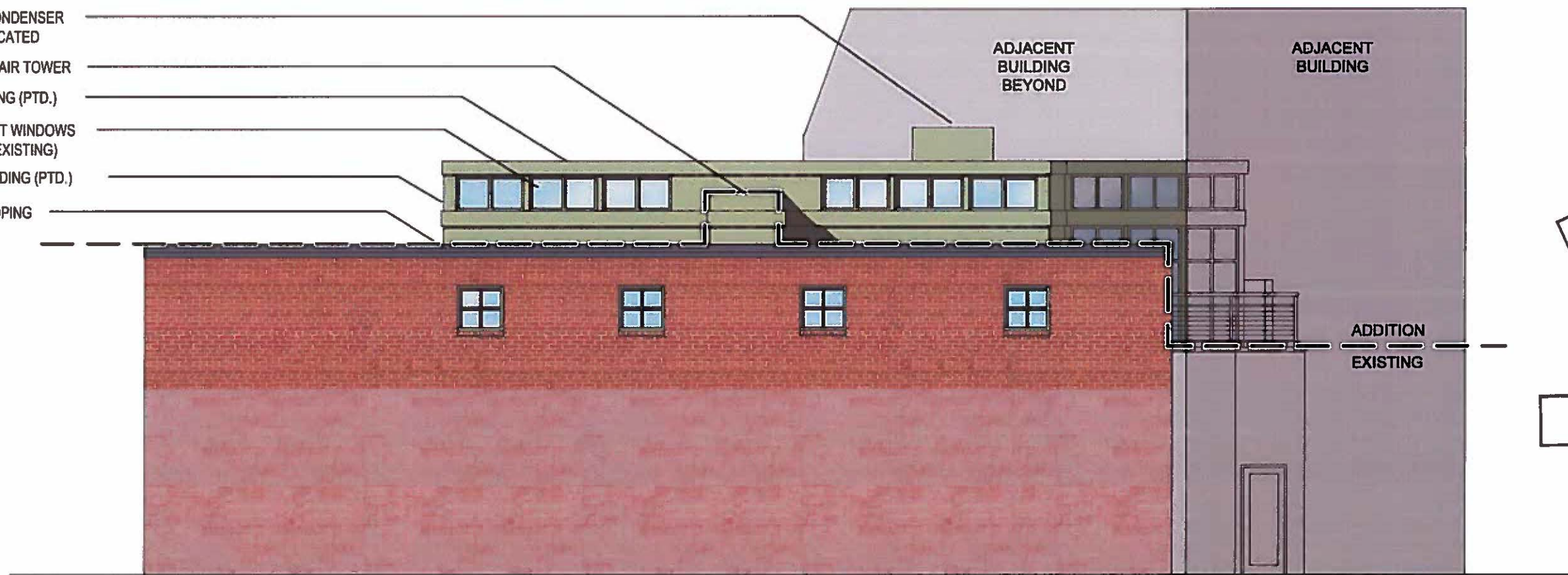
EXISTING STAIR TOWER

METAL COPING (PTD.)

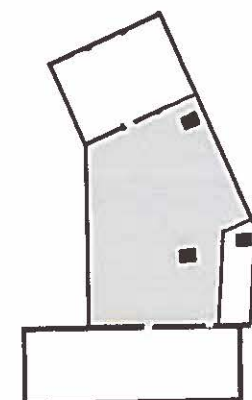
STOREFRONT WINDOWS
(TO MATCH EXISTING)

METAL CLADDING (PTD.)

EXISTING COPING



SOUTH ELEVATION



12-21-2015

1/8" = 1'-0"

LandDesign.

PROPOSED ADDITION
200 SOUTH PEYTON STREET

APPLICATION MATERIALS
BAR2015-00399
200 S Peyton St
12/21/2015

BAR SUBMISSION

RUST | ORLING
ARCHITECTURE

BAR Case # 2015-00399ADDRESS OF PROJECT: 200 South Peyton Street, Alexandria VATAX MAP AND PARCEL: 073.02-05-18 ZONING: CDAPPLICATION 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: LDA/Lotto LLC - attn: Peter CrowleyAddress: 200 S. Peyton StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 549-7784 E-mail: PCrowley@landdesign.comAuthorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____Name: Mike Ernst, Rust | Orling Architecture Phone: 703.836.3205E-mail: mernst@rustorling.com

Legal Property Owner:

Name: LDA/Lotto LLC - attn: Peter CrowleyAddress: 200 S. Peyton StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 549-7784 E-mail: PCrowley@landdesign.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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

We are requesting a re-approval of a previously approved Certificate of Appropriateness, Waiver of HVAC Screening and Demolition/Capsulation permit due to the expiration of the previous approvals. The proposed work is an addition to the existing building which will capsule a portion of the building. The reason for the demolition/capsulation is to increase the work area inside the existing office space and connect the existing second floor spaces at the second floor. The alternate to demolition/capsulation would be to demolish the existing structure and construct a new building which is not desirable.

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.*

- ☒ 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. All plans must be folded and collated into 3 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: _____ 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.

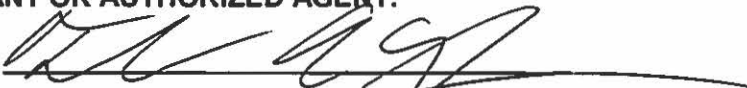
- ☐ ☒ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 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 3 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: Mike Ernst, Rust | Orling Architecture

Date: 12/21/2015

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. Ray Lotto	200 S. Peyton St. Alexandria VA 22314	50%
2. Peter Crowley	200 S. Peyton St. Alexandria VA 22314	15%
3. Stephan Jordan	8 W. Wyatt Avenue Alexandria, VA 22301	10%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 S. Peyton St. (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. Ray Lotto	200 S. Peyton St. Alexandria VA 22314	50%
2. Peter Crowley	200 S. Peyton St. Alexandria VA 22314	15%
3. Stephan Jordan	8 W. Wyatt Avenue Alexandria, VA 22301	10%

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. Ray Lotto	None	
2. Peter Crowley	None	
3. Stephan Jordan	None	

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.

12/21/2015

Date

Mike Ernst, Rust|Orling Architecture

Printed Name


Signature