



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 5 Cameron Street, Alexandria, Virginia

TAX MAP REFERENCE: Portion of 075.01-04-06 **ZONE:** CD

APPLICANT

Name: Blackwall Hitch Alexandria, LLC, a Virginia limited liability company

Address: 2126 Espey Court, Suite D, Crofton, MD 21114

PROPERTY OWNER

Name: Alexandria Waterfront Restoration Group

Address: Realco Management, PO Box 239, Cream Ridge, NJ 08514

SITE USE: Restaurant

Business Name: **Current:** Blackwall Hitch **Proposed (if changing):** NO CHANGE

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Duncan W Blair

Signature

703-836-1000 703-549-3335

Telephone # Fax #

dblair@landcarroll.com

Email address

4/13/12

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2013-0076

Date approved: 12 / 14 / 2013
month day year

Name of applicant on most recent special use permit Blackwall Hitch Alexandria, LLC

Use Restaurant

2. Describe below the nature of the *existing operation in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

In operation since June 2015, Blackwall Hitch is a full service restaurant offering indoor and outdoor seating options and live entertainment (indoor) to patrons of the waterfront. As conditioned under SUP #2013-0076, the restaurant can serve up to a maximum of four-hundred fifty (450) diners at any given time, 315 indoor and 135 outdoor, and employs up to twenty (20) staff on week days and up to thirty (30) staff members on the weekends to support business operations and food service. Parking for restaurant patrons and employees is available in the public garage in the immediate area, including the Thompson Alley garage under the restaurant. Patrons are encouraged to take advantage of garage parking by offering a subsidy toward the off-street parking fee by offering a one dollar (\$1.00) off discount on the cost of the meal order for each diner that presents a parking space ticket to restaurant staff at the time the patron requests the bill. Employees are encouraged to use mass-transit, and those who drive are provided a parking subsidy for off-street parking.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The Applicant, Blackwall Hitch Alexandria, LLC, a Virginia limited liability company, is

requesting permission to erect a temporary tent on the rear patio of the restaurant. In

operation since June 2015, Blackwall Hitch quickly became a local and tourist favorite for

waterfront diners, with a major draw being the expansive outdoor dining that is available.

Pursuant to Staff findings in the Staff Report for SUP#2013-0076, King Street Outdoor Dining

Program restrictions do not apply to the outdoor dining at Blackwall Hitch, as the dining areas

are not located in the public right of way and have infrastructure to operate year-round in a

setting quite different from the King Street corridor. Allowing a temporary tent to be erected,

will make it possible to use the use of the rear patio beyond that of the traditional outdoor

dining season and for special events. Staff believed that while not an intensification of the use

use of the property as a restaurant, if a tent was going to be used for more than thirty days

at any give time that a minor amendment to the special use permit was required.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

No.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
_____	_____

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

Temporary tents to be erected on rear outdoor dining area on a non-permanent basis.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** Yes No

If yes, how many spaces, and where are they located?

The property is located in the Downtown Central Business District. A Parking supplement was previously approved under SUP #2013-0076 and is enclosed as an exhibit to this application.

11. **Is off-street parking provided for your customers?** Yes No

If yes, how many spaces, and where are they located?

The property is located in the Downtown Central Business District. A Parking supplement was previously approved under SUP #2013-0076 and is enclosed as an exhibit to this application.

12. **Is there a proposed increase in the number of seats or patrons served?** Yes No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. **Are physical changes to the structure or interior space requested?** Yes No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** Yes No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. **The applicant is the** (check one) Property owner Lessee

other, please describe: _____

16. **The applicant is the** (check one) Current business owner Prospective business owner

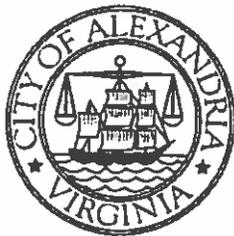
other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Blackwall Hitch Alexandria, LLC, is a Virginia limited liability company. GTLR, LLC is the only
entity that owns more than a 3% interest in Blackwall Hitch Alexandria, LLC. Larry Ray, at
2126 Espey Court, Suite D, Crofton, MD 21114, is the sole owner and member of GTLR, LLC.



2017 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110827-2017
Account Number: 110827
Tax Period: 2017
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 24, 2017

Dear Taxpayer:

This is your 2017 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2017
Account Number: 110827
Tax Period: 2017
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

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.

EXHIBIT TO APPLICATION
Administrative SUP Minor Amendment to SUP# 2013-0076

BLACKWALL HITCH

5 CAMERON STREET, ALEXANDRIA, VIRGINIA

THE TORPEDO FACTORY PAVILION

SUP #2013-00076

PARKING AND ACCESS REQUIREMENTS

14 A:

The Torpedo Factory Food Pavilion (the “Pavilion”) is located within the Central Business District (the “CBD”). According to Section 8-300 (B) of the Zoning Ordinance, restaurants located within the CBD are exempt from parking requirements. As such, Blackwall Hitch is not required to provide dedicated parking spaces for the use of the Pavilion as a restaurant.

The Pavilion is constructed on a podium over a City owned garage known as the Thompson Alley Garage (the “Garage”). The Garage contains approximately Sixty-eight parking spaces and is operated by Republic Parking as both an attended and self-parking public transient and monthly account parking facility. The hours and operations of the Garage are governed by Section 4.2 et seq. of a Deed of Lease dated March 27, 1986 between the City of Alexandria (Landlord) and Alexandria Waterfront Restoration Group (Tenant), as amended (the “Lease”). The Lease and associated documents and subsequent zoning approvals, among other things, governs the use and development of the Waterfront Plaza, the Garage, the Charthouse Restaurant building and the Pavilion and constituted a public-private partnership for the redevelopment of the Alexandria Waterfront behind the Torpedo Factory Arts Center. The Garage as stated in the Lease was intended to provide parking for the “general public, including customers, patron and invitees of subtenants” of Alexandria Waterfront Restoration Group. The Special Use Permit legislative histories of for the Food Court and the Charthouse indicate that the Garage, and the Torpedo Factory Residences public garage, was intended to be sufficient for those two uses and no additional parking was required (See: SUP 1945, as amended for the Food Court). The applicant believes, based on the parking analysis and utilization analysis of the Garage in the Waterfront Small Area Plan, a monthly utilization report for the Garage provided by the City, an analysis of that report by a parking consultant, and visual inspections of the usage on different days and at different times during the day demonstrate that the Garage is greatly underutilized in the evenings and if its operations are maximized would continue to provide for adequate parking for the Pavilion and Charthouse.

In addition to the capacity in the Garage, there are two public garages within easy walking distance of the Garage, the Torpedo Factory Garage on the one hundred block of North Union Street and the City garage on the two hundred block of North Union Street directly across the street from Thompson Alley. The recently adopted Alexandria Waterfront Small Area plan indicates in its parking analysis and utilization study that both facilities have are not fully utilized and that

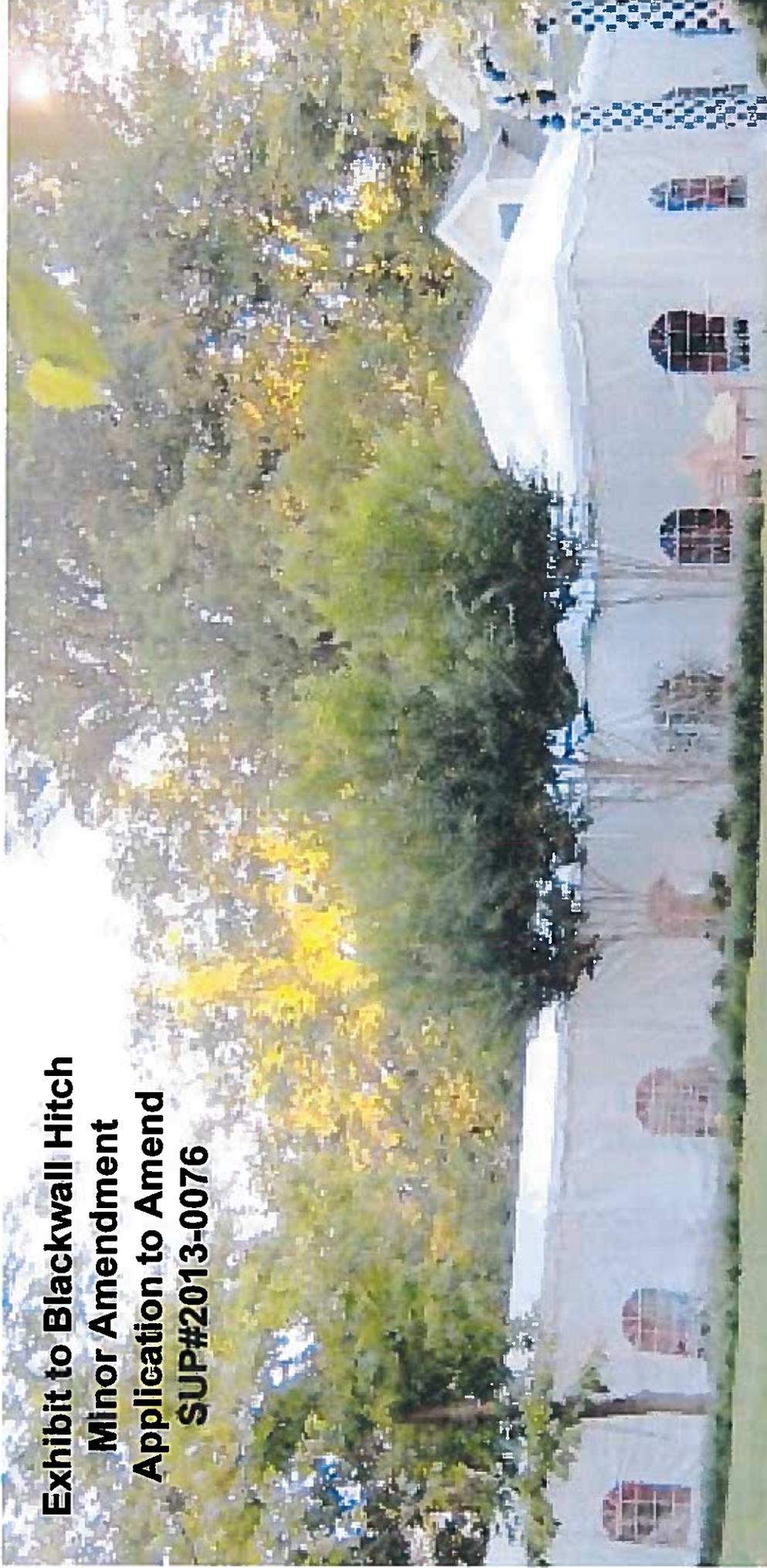
EXHIBIT TO APPLICATION
Administrative SUP Minor Amendment to SUP# 2013-0076

there is an ample supply of public parking in the Waterfront area. The issue is how to maximize the use of the available off street parking.

The applicant proposes the following measures to encourage its customers to use the available off street parking, with particular attention on the Garage, and to use inform customers of the availability of alternative modes of transportation for arrival and departure.

- Work the City of Alexandria to identify ways to make the Garage more accessible and inviting. The Garage needs to be well lit, clean and safe. Signage for the Garage needs to be placed on North Union Street directing the public to the Garage. Signage within the Garage needs to direct the public to the Waterfront Plaza and the businesses on the Waterfront.
- The Blackwall Hitch website and print advertising will contain information about the availability of parking in the Garage and the other public garages in the area.
- Blackwall Hitch staff will advise patrons making reservations of the availability of parking in the Garage and other parking facilities in the immediate area.
- The Blackwall Hitch website shall provide a link to the City's wireless remote parking payment provider.
- The Staff on duty at Blackwall Hitch's Welcome Station will at the request of patrons order taxi cabs or similar services.
- Implement a program to subsidize the cost of patron parking by offering one dollar (\$1.00) off for each diner that presents a parking ticket to the staff at the time the patron requests its bill.
- Blackwall Hitch's management will encourage it employees to use mass transit.

**Exhibit to Blackwall Hitch
Minor Amendment
Application to Amend
SUP#2013-0076**



***Illustrative of Type of Tent
to be Erected on the Patio***

08/11/2006





SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

- How many seats are proposed?
Indoors: 315 Outdoors: 135 Total number proposed: 450
- Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) Yes _____ No
Beer and wine — on-premises Yes _____ No
Beer and wine — off-premises _____ Yes No
- Please describe the type of food that will be served:
As described under SUP #2013-0076, Blackwall Hitch offers New American cuisine, including seafood, salads, burgers, steaks, small plates, flatbreads and a variety of specialty items.
- The restaurant will offer the following service (check items that apply):
 table service bar _____ carry-out _____ delivery
- If delivery service is proposed, how many vehicles do you anticipate? Not Applicable.
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?

- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
 Yes _____ No
If yes, please describe:
Indoor live entertainment and televisions as approved under SUP #2013-0076.