

# APPLICATION: ENCROACHMENT

ENC # 2010-0002

PROPERTY LOCATION: **106 South Union Street, Alexandria, Virginia**

TAX MAP REFERENCE: **075.01 05 05**

ZONE: **CD/Commercial Downtown  
KR King Street Urban Retail Zone**

APPLICANT'S NAME: **106 Union Dublin, LLC**

ADDRESS: **1305 Leslie Avenue, Alexandria, Virginia 22301**

PROPERTY OWNER NAME: **SEE ATTACHED.**

ADDRESS:

PROPOSED USE: **Request for adoption of an encroachment ordinance to permit construction of an elevated deck onto a portion of the Wales Alley public right of way to be used for ingress/egress and outdoor dining.**

INSURANCE CARRIER (copy attached) **To Be Provided** POLICY # \_\_\_\_\_

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

**THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

**Land, Clark, Carroll, Mendelson & Blair, P.C.**

**Duncan W. Blair, Esquire**



Print Name of Applicant or Agent

Signature

**524 King Street, Alexandria, Virginia 22314**

Mailing Address

**703 836-1000**

Telephone Number

**703 549-3335**

FAX Number

**dblair@landclark.com**

Email Address

**February 23, 2010**

date

=====

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

=====

Application Received: \_\_\_\_\_

Date and Fee Paid: \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

APPLICATOIN: ENCROACHMENT

Property Owner:

Grosvenor Atlantic Limited  
a Nevada corporation  
1701 Pennsylvania Avenue, Suite 1050  
Washington, D. C. 20006

B.B.C.A.F., Inc.  
a Nevada corporation  
1701 Pennsylvania Avenue, Suite 1050  
Washington, D. C. 20006

Grosvenor GP Limited, LLC  
a Delaware limited liability company  
1701 Pennsylvania Avenue, Suite 1050  
Washington, D. C. 20006

## 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. 106 Union Dublin, LLC a Virginia limited liability company	1305 Leslie Avenue Alexandria, VA 22301	100%
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 106 South Union Street (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.		
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3.		

3. Business or Financial Relationship. 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. 106 Union Dublin, LLC a Virginia limited liability company	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
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.

February 22, 2010  
Date

Murray Bonitt  
Printed Name

  
Signature

**106 SOUTH UNION DUBLIN, LLC**

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

**NONE**

## OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. Murray Bonitt	1305 Leslie Avenue Alexandria, VA 22301	33 1/3%
2.		
3.		

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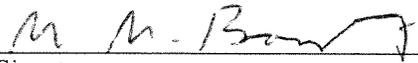
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Murray Bonitt	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
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February 22, 2010  
Date

Murray Bonitt  
Printed Name

  
Signature

**MURRAY BONITT**

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

Campaign donation to Kerry Donley dated January 11, 2009 in the amount of \$\$500.00

Campaign donation to William Eulle dated March 27, 2009 in the amount of \$500.00

## OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. Walter R. "Trip" Howell, III	[REDACTED]	[REDACTED] 33%
2.	415 Timber Branch Pkwy	
3.	Alexandria, VA 22302	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 106 South Union Street (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.

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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. Walter R. "Trip" Howell, III	See Attached.	Planning Commission, City Council, Board of Architectural Review (OHAD)
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.

February 22, 2010  
Date

Walter R. Howell, III  
Printed Name

Walter R. Howell, III  
Signature

ENC 2010-0002

Relationship as defined by Section 11-350 of the Alexandria Zoning Ordinance:

Campaign donation to Kerry Donley dated 3/09 in the amount of \$ 500

Campaign donation to William Euille dated 3/09 in the amount of \$ 500

ENC 2010-0002

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Ryan Katz	1608 North Frost Street Alexandria, VA 22304	33 1/3%
2.		
3.		

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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. Ryan Katz	None	Planning Commission, City Council, Board of Architectural Review (OHAD)
2.		
3.		

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February 22, 2010  
Date

Ryan Katz  
Printed Name

  
Signature

**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

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Name	Address	Percent of Ownership
1. Grosvenor Atlantic Limited a Nevada corporation	1701 Pennsylvania Avenue, Suite 1050, Washington, D.C. 20006	24%
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 106 South Union Street (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.

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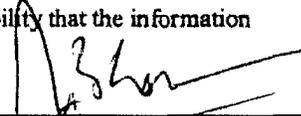
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Grosvenor Atlantic Limited a Nevada corporation	See Attached. <i>NONE</i>	Planning Commission, City Council, Board of Architectural Review (OHAD)
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February 22, 2010  
Date

ANDREW B GALBRAITH  
Printed Name

  
Signature

  
D.J. SWOOROBUK  
ASSISTANT SECRETARY

ENC 2010 0002

OWNERSHIP AND DISCLOSURE STATEMENT

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Table with 3 columns: Name, Address, Percent of Ownership. Row 1: B.B.C.A.F., Inc. a Nevada corporation, 1701 Pennsylvania Avenue, Suite 1050, Washington, D.C. 20006, 75%.

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February 22, 2010
Date

Richard L. Greene
Printed Name

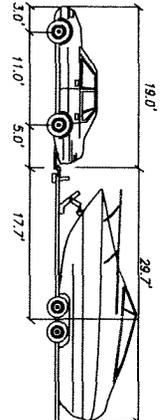
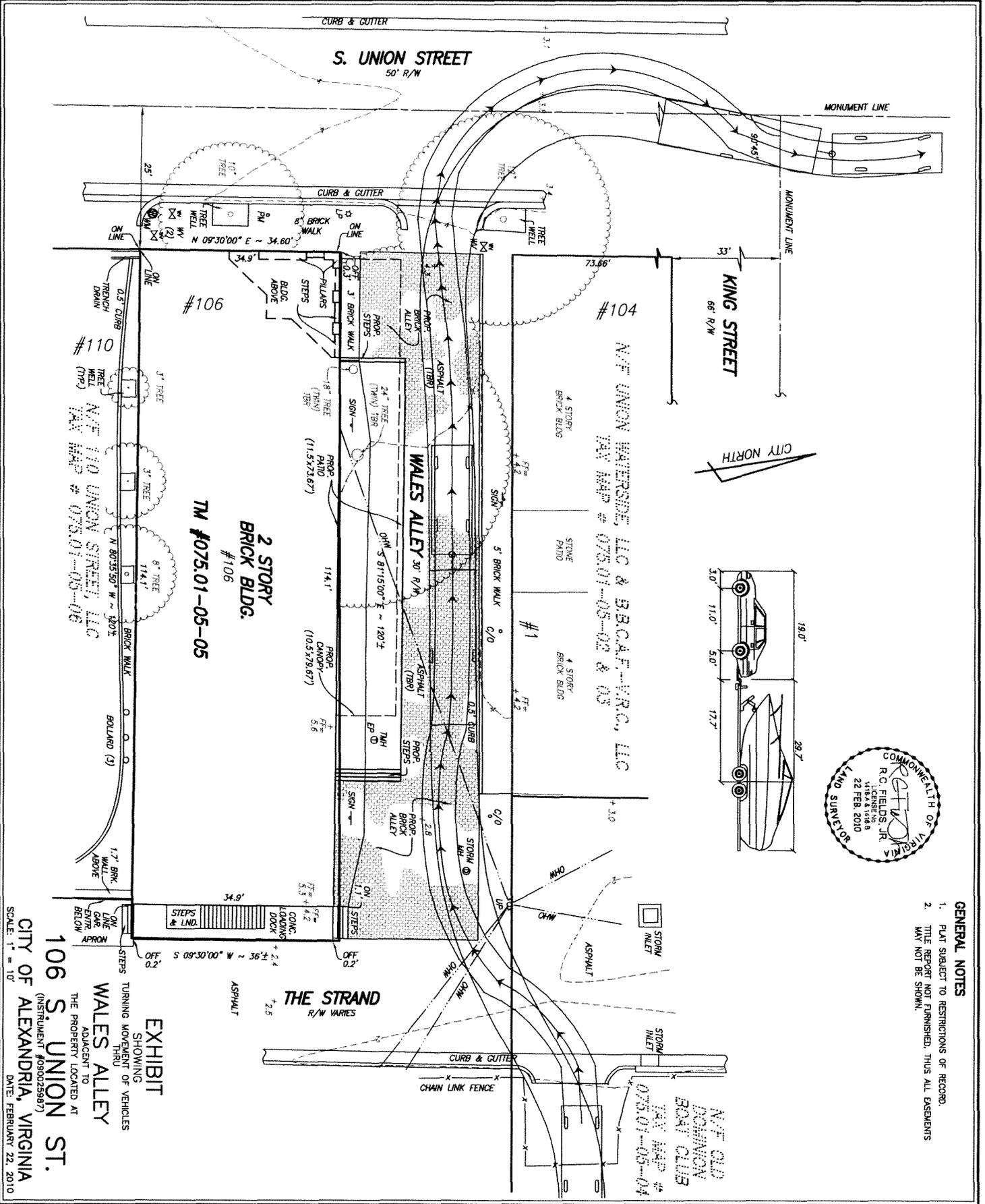
[Signature]
Signature

Graham Maloney
Printed Name

[Signature]
Signature



ENC 2010-0002



- GENERAL NOTES**
1. PLAN SUBJECT TO RESTRICTIONS OF RECORD.
  2. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

**EXHIBIT**  
SHOWING  
TURNING MOVEMENT OF VEHICLES  
THRU  
**WALEY ALLEY**  
ADJACENT TO  
THE PROPERTY LOCATED AT  
**106 S. UNION ST.**  
(INSTRUMENT #09025987)  
DATE: FEBRUARY 22, 2010

**R.O. FIELDS, JR. & ASSOCIATES**  
A PROFESSIONAL CORPORATION

● LAND SURVEYING ● SITE PLANNING ● SUBDIVISION DESIGN  
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422