



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 107 North Fairfax Street

TAX MAP REFERENCE: 075.01 - 02 - 19 **ZONE:** CD

APPLICANT:

Name: KAPS LLC

Address: [REDACTED]

PROPOSED USE: Unchanged - Mixed use with first floor retail and upper floors residential, and request an increase in FAR

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Patrick Camus

Print Name of Applicant or Agent

[REDACTED]

Mailing/Street Address

[REDACTED]

City and State

Zip Code

[Signature]

Signature

[REDACTED]

Telephone #

[REDACTED]

Email address

23 July 25

Date

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Patrick and Kerry Adams - 100%

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. Patrick and Kerry Adams		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 509 North Quaker Lane Alexandria VA 22304 (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.		
2.		
3. Patrick and Kerry Adams		100%

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. Patrick and Kerry Adams	N/A	N/A
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.

23 July 25

Date

Patrick Camus

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

We are requesting and increase in FAR from 1.5 to 2.5 to allow for an expansion of the building. The first floor will remain unchanged as retail, and the upper two apartments will remain as residential but will be renovated and expanded. The owners intend to make the upper floor of the building their full time residence.

Currently the building does not comply with the FAR, so the proposed increase will bring the property into compliance and allow for the expansion. The existing building is smaller than the surrounding properties and the proposed increase is relatively small compared to the density of its neighbors.

There are no significant changes to the front elevation, other than proposed new dormers on the 4th floor, and the Small Area Plan ' Active Streetscape' will be maintained. The majority of the expansion will occur at the rear of the property with an expansion of the Third Floor and moving the existing roof deck from the Third Floor to the Fourth floor as to not loose usable outdoor space. This will be obliquely visible from King Street behind the Ramsay House garden. With the proposed rear staircase from the Second floor to the rear yard, the existing outdoor space becomes better connected to the building. The addition is set back from the South elevation to maintain the historical story line of the property.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Request an increase in FAR from 1.5 to 2.5

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Unchanged

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Unchanged

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Unchanged

Hours:

Unchanged

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

AC condenser to serve the expanded residential area, of typical noise levels

B. How will the noise be controlled?

Placed on roof and screened behind the roof addition

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Unchanged

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Unchanged

- C. How often will trash be collected?

Unchanged, Twice a week

- D. How will you prevent littering on the property, streets and nearby properties?

Unchanged and will comply with City ordinances

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 _____ Standard spaces
0 _____ Compact spaces
0 _____ Handicapped accessible spaces.
0 _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where is required parking located? (*check one*)

☐ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

No off Street Parking required for this use _____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☒ Yes ☐ No
- How large will the addition be? 701 square feet.

- 18.** What will the total area occupied by the proposed use be?

3542 sq. ft. (existing) + 894 sq. ft. (addition if any) = 4436 sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☒ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

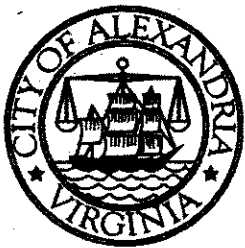
- ☒ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☒ Plan for outdoor uses

Contextual site image

- ☐ Show subject site, on-site parking area, surrounding buildings, cross streets



2025 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 119044-2025
Account Number: 119044
Tax Period: 2025
Business Name: STUDIO CAMUS LLC
Trade Name: STUDIO CAMUS, LLC
Business Location: [REDACTED]

STUDIO CAMUS LLC
[REDACTED]

License Classification(s):

Professional Occupations/Businesses
9-071-004
Architect

March 31, 2025

Dear Taxpayer:

This is your 2025 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 703.746.4800.

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

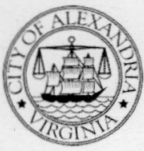


License Number: 119044-2025
Account Number: 119044
Tax Period: 2025
Business Name: STUDIO CAMUS LLC
Trade Name: STUDIO CAMUS, LLC
Business Location: [REDACTED]

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

STUDIO CAMUS LLC
[REDACTED]

License Classification(s): Professional Occupations/Businesses
9-071-004
Architect



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 107 North Fairfax Street
Street Address

CD

Zone

A2. 2028 x 1.5 / 2.5 with SUP
Total Lot Area Floor Area Ratio Allowed by Zone

= 3042 / 5070
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	813
First Floor	1389
Second Floor	1389
Third Floor	813
Attic	813
Porches	
Balcony/Deck	
Lavatory***	
Other**	

Allowable Exclusions**

Basement**	813
Stairways**	225
Mechanical**	25
Attic less than 7'***	460
Porches**	
Balcony/Deck**	
Lavatory***	150
Other**	
Other**	

B1. 5217 Sq. Ft.
Existing Gross Floor Area*

B2. 1673 Sq. Ft.
Allowable Floor Exclusions**

B3. 3542 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 5217 B2. Total Exclusions 1673

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	
First Floor	
Second Floor	64
Third Floor	549
Attic	281
Porches	
Balcony/Deck	
Lavatory***	
Other	

Allowable Exclusions**

Basement**	
Stairways**	
Mechanical**	
Attic less than 7'***	
Porches**	
Balcony/Deck**	
Lavatory***	
Other**	
Other**	

C1. 894 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 894 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 894 C2. Total Exclusions 0

D. Total Floor Area

D1. 5070 w/SUP Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 4436 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 400 Sq. Ft.
Existing Open Space

E2. 0 Sq. Ft.
Required Open Space

E3. 336 Sq. Ft.
Proposed Open Space

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.

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

Signature: _____

Date: 24 July 2025

DRAWING INDEX

CS	Zoning Information, General Notes
A1	First & Second Floor Plan, Existing & Demolition
A2	Third & Attic Floor Plan, Existing & Demolition
A3	Front and Rear Elevations, Existing & Demolition
A4	Side Elevation, Existing & Demolition
A5	First & Second Floor Plan, Proposed
A6	Third & Attic Floor Plan, Proposed
A7	Front and Rear Elevations, Proposed
A8	Side Elevation, Proposed
A9	Building Section, Proposed
A10	Axonometric

Project Scope

Third floor addition with two story bay. New Dormers at the front elevation and Dormer addition at the rear



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 107 North Fairfax Street Street Address		CD Zone
A2. 2028 Total Lot Area	x 1.5 / 2.5 with SUP Floor Area Ratio Allowed by Zone	= 3042 / 5070 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**		
Basement	Basement**	813	B1. 5217
First Floor	Stairways**	225	Existing Gross Floor Area* Sq. Ft.
Second Floor	Mechanical**	25	B2. 1673
Third Floor	Attic less than 7**	460	Allowable Floor Exclusions** Sq. Ft.
Attic	Porches**		B3. 3542
Porches	Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	Lavatory***	150	Comments for Existing Gross Floor Area
Lavatory***	Other**		
Other**			
B1. Total Gross	5217	B2. Total Exclusions	1673

C. Proposed Gross Floor Area

Proposed Gross Area	Allowable Exclusions**		
Basement	Basement**		C1. 894
First Floor	Stairways**		Proposed Gross Floor Area* Sq. Ft.
Second Floor	Mechanical**		C2. 0
Third Floor	Attic less than 7**		Allowable Floor Exclusions** Sq. Ft.
Attic	Porches**		C3. 894
Porches	Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	Lavatory***		
Lavatory***	Other**		
Other**			
C1. Total Gross	1894	C2. Total Exclusions	0

D. Total Floor Area

D1. 5070 w/SUP Total Floor Area (add B3 and C3)	Sq. Ft.
D2. 4436 Total Floor Area Allowed by Zone (A2)	Sq. Ft.

E. Open Space

E1. 400 Existing Open Space	Sq. Ft.
E2. 0 Required Open Space	Sq. Ft.
E3. 336 Proposed Open Space	Sq. Ft.

Notes

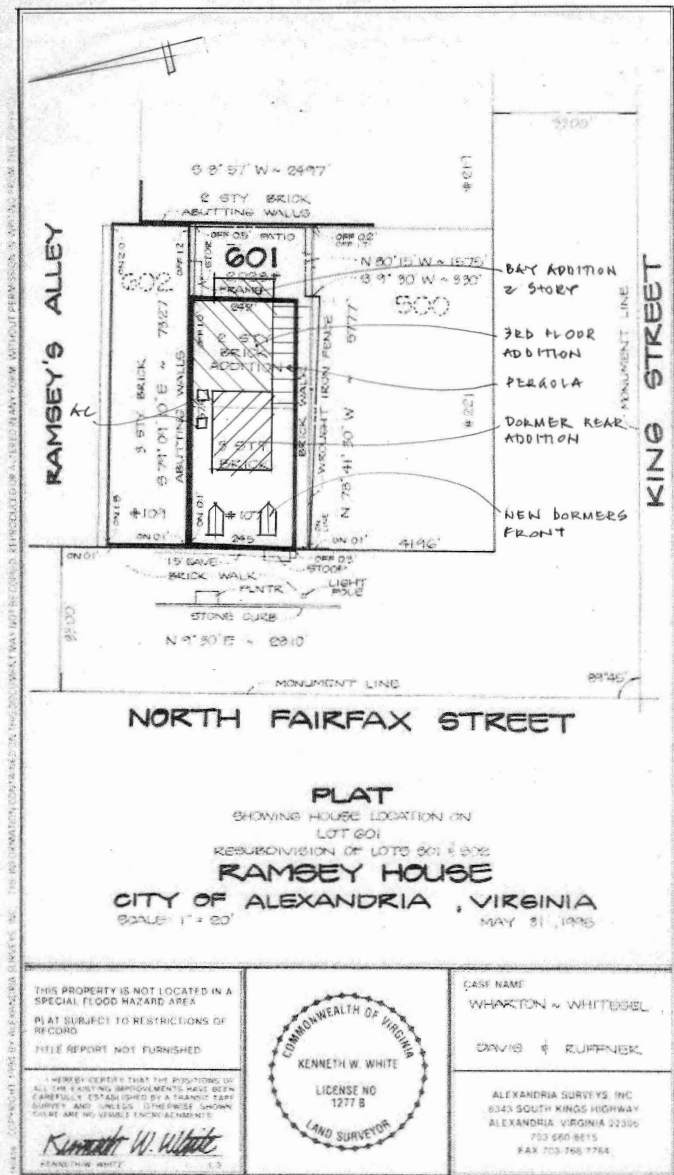
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

**Refer to the Zoning Ordinance (Section 2-145B) 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.

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

Signature: *[Signature]* Date: 24 July 2025



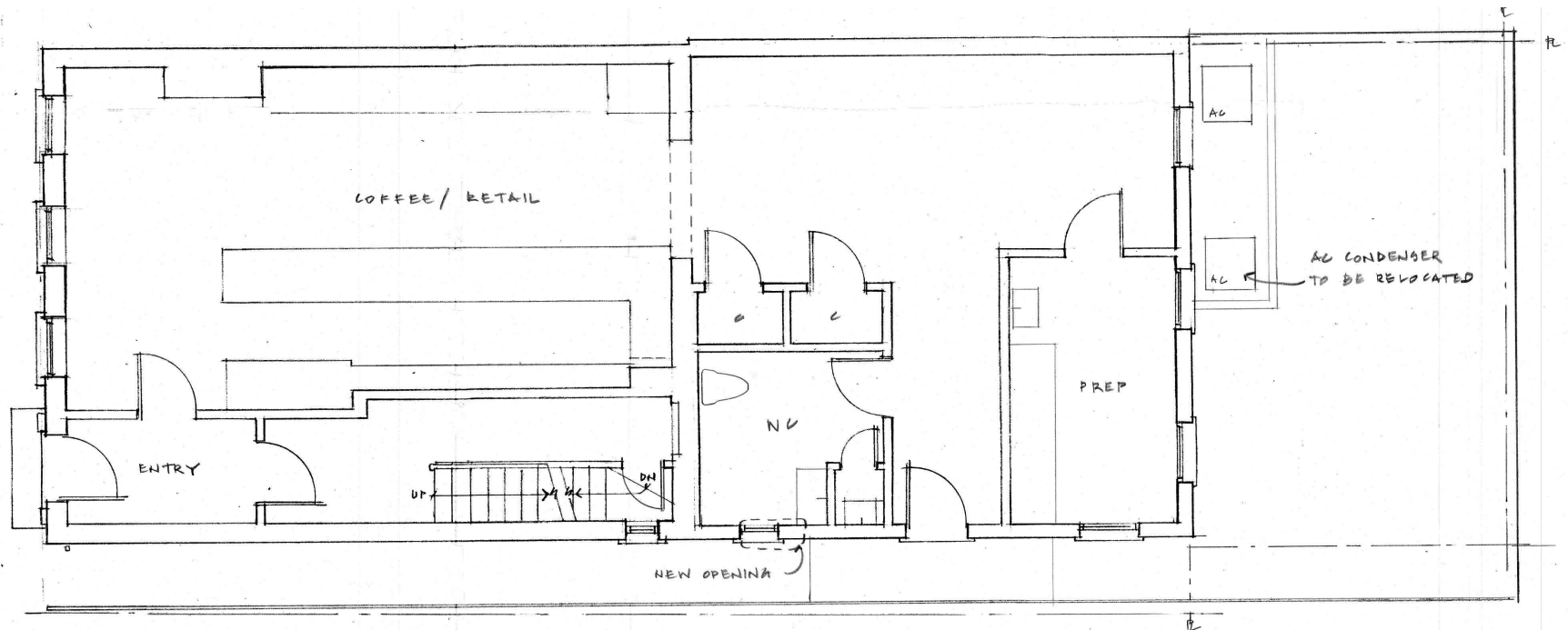
C²

STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynette 703 989 3777 Patrick 703 626 1984

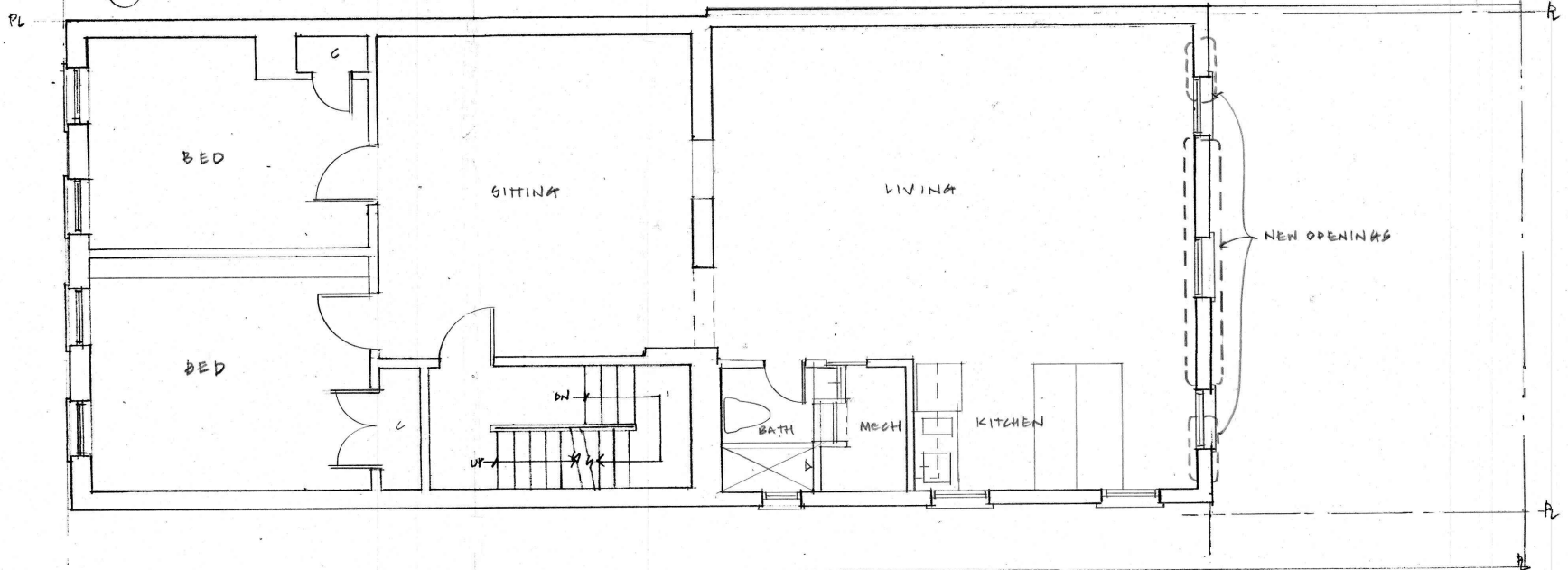
Proposed Modifications to
107 NORTH FAIRFAX STREET
Alexandria Virginia

DATE
24 Jul 25
SCALE
1" = 20' 0"

CS



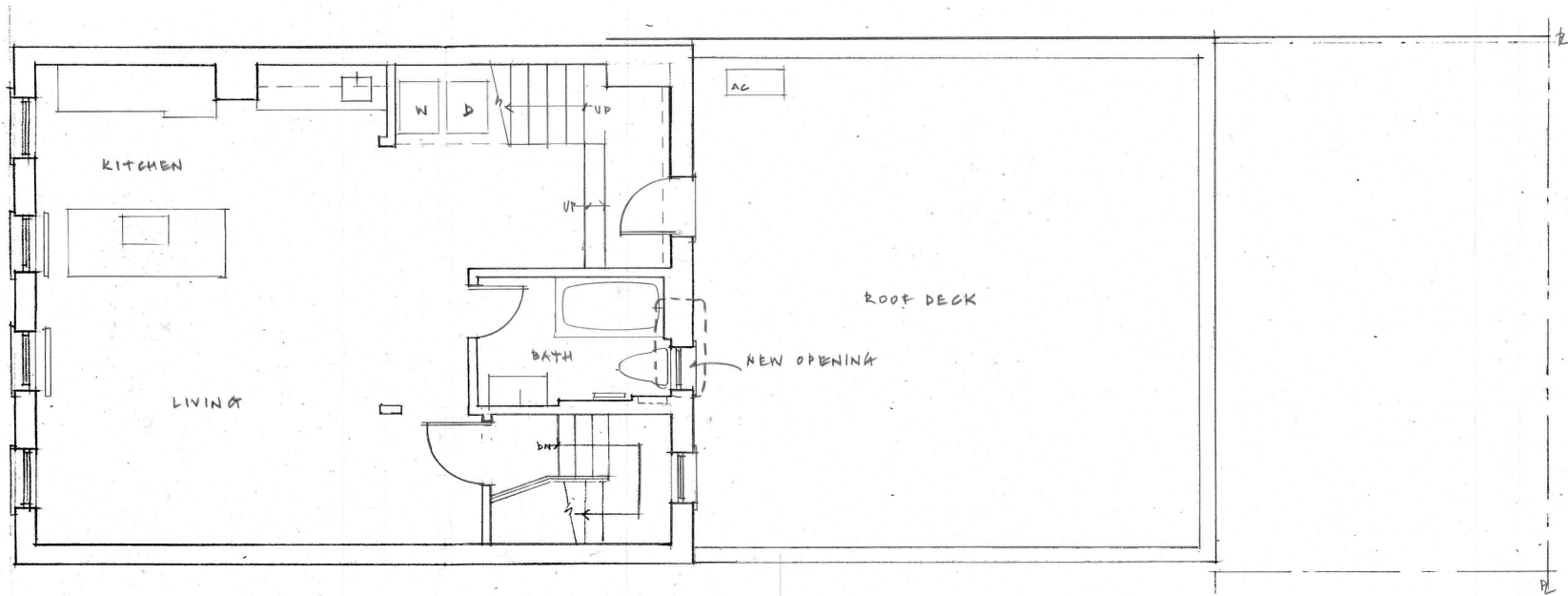
① FIRST FLOOR PLAN - EXIST & DEMOLITION



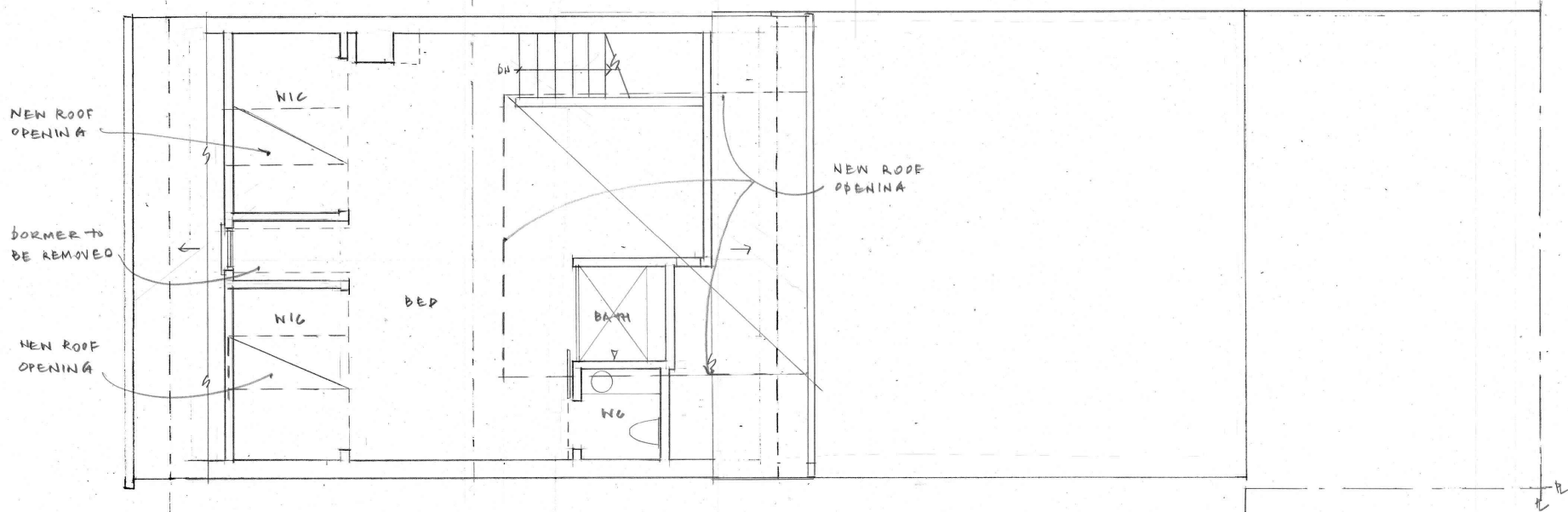
② SECOND FLOOR PLAN - EXIST & DEMOLITION



STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@camcast.net Patrick 703 626 1984
 Lynnette 703 989 3777



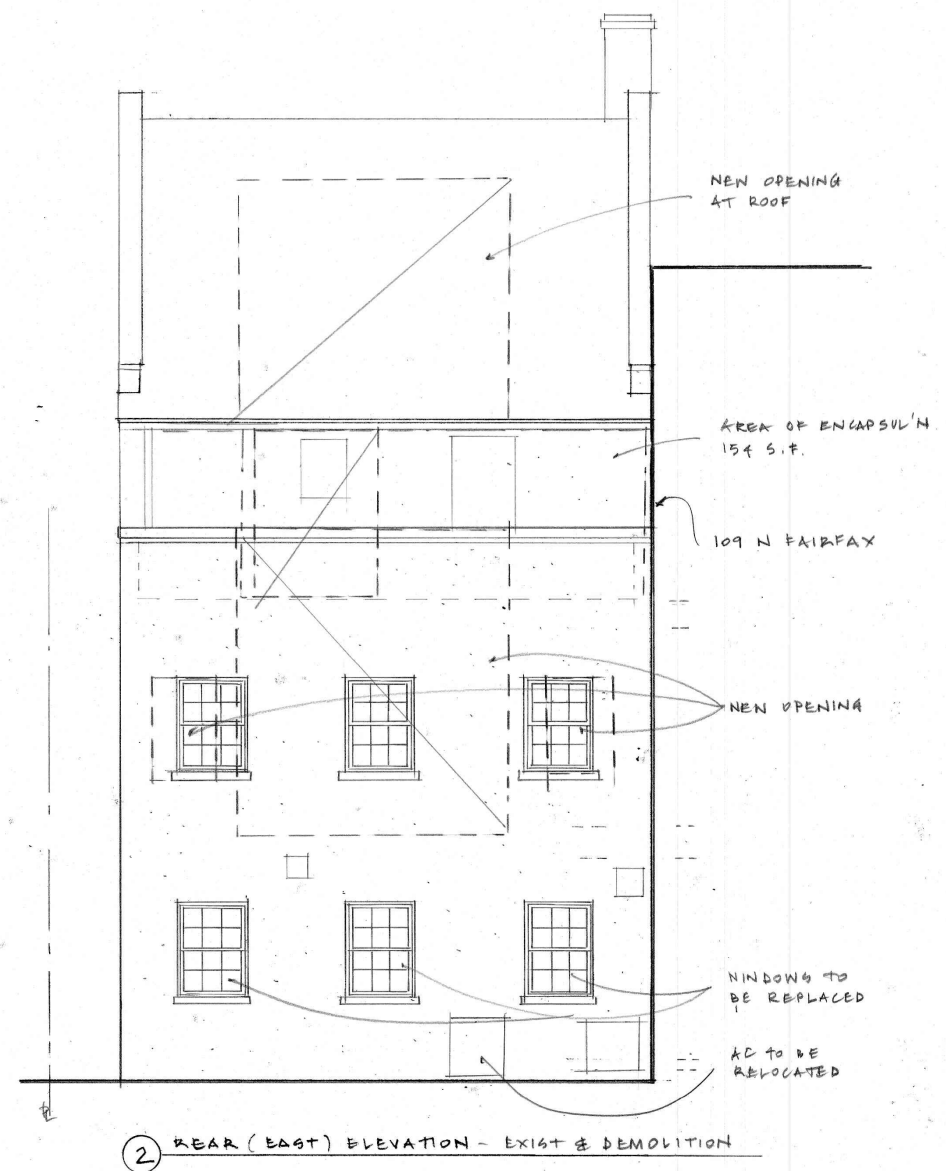
① THIRD FLOOR PLAN - EXIST & DEMOLITION



② FOURTH FLOOR PLAN - EXIST & DEMOLITION



STUDIO CAMUS LLC
225 North Pitt Street Alexandria, Virginia 22314
studio@camus.com Patrick 703 626 1984
Lynnette 703 989 3777



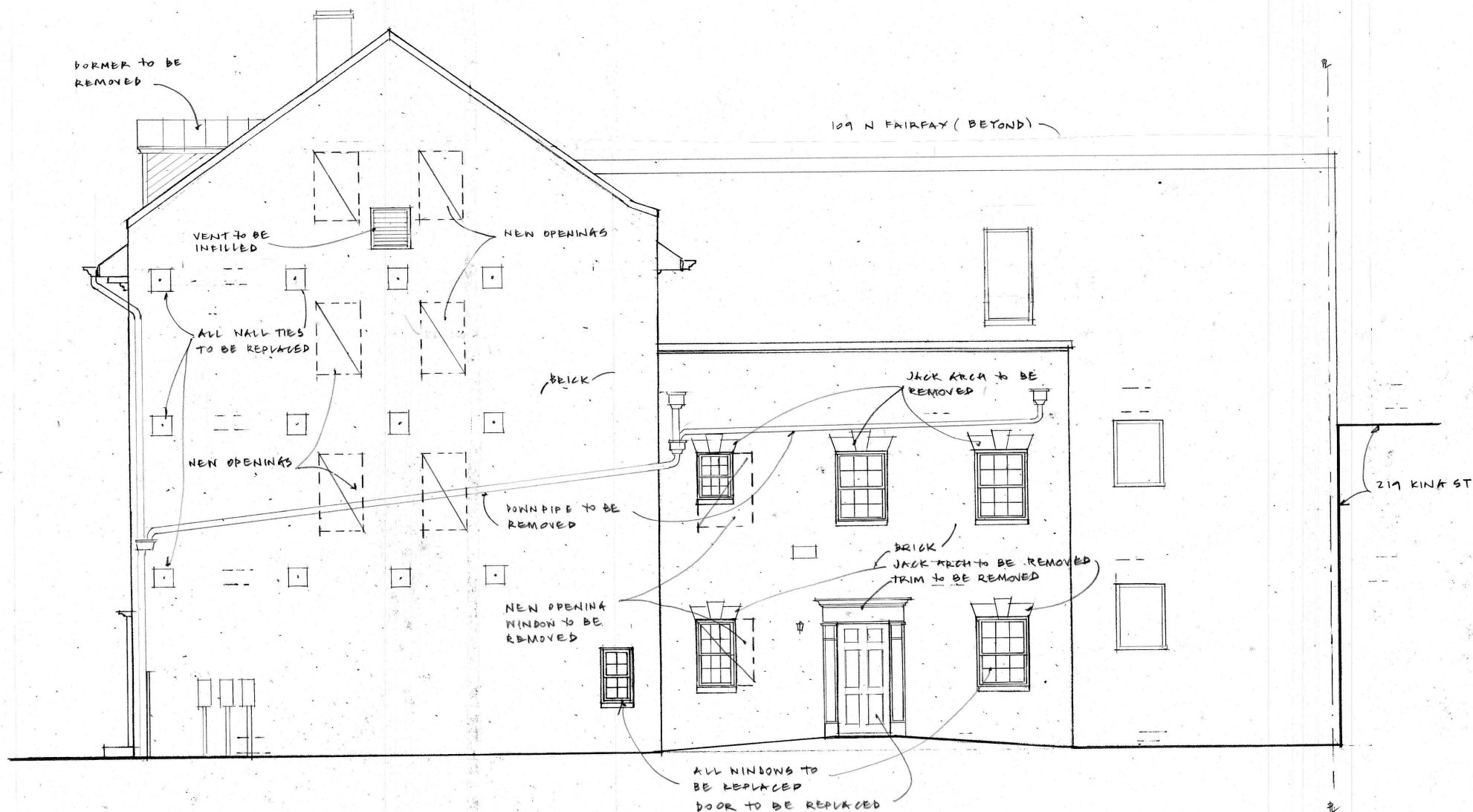
STUDIO CAMUS LLC
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Lynnette 703 989 3777 Patrick 703 626 1984

16

Proposed Modifications to
107 NORTH FAIRFAX ST
Alexandria Virginia

DATE
24 JUL 25
SCALE
1/4" = 1'-0"

A3



1 SIDE (SOUTH) ELEVATION - EXISTING & DEMOLITION



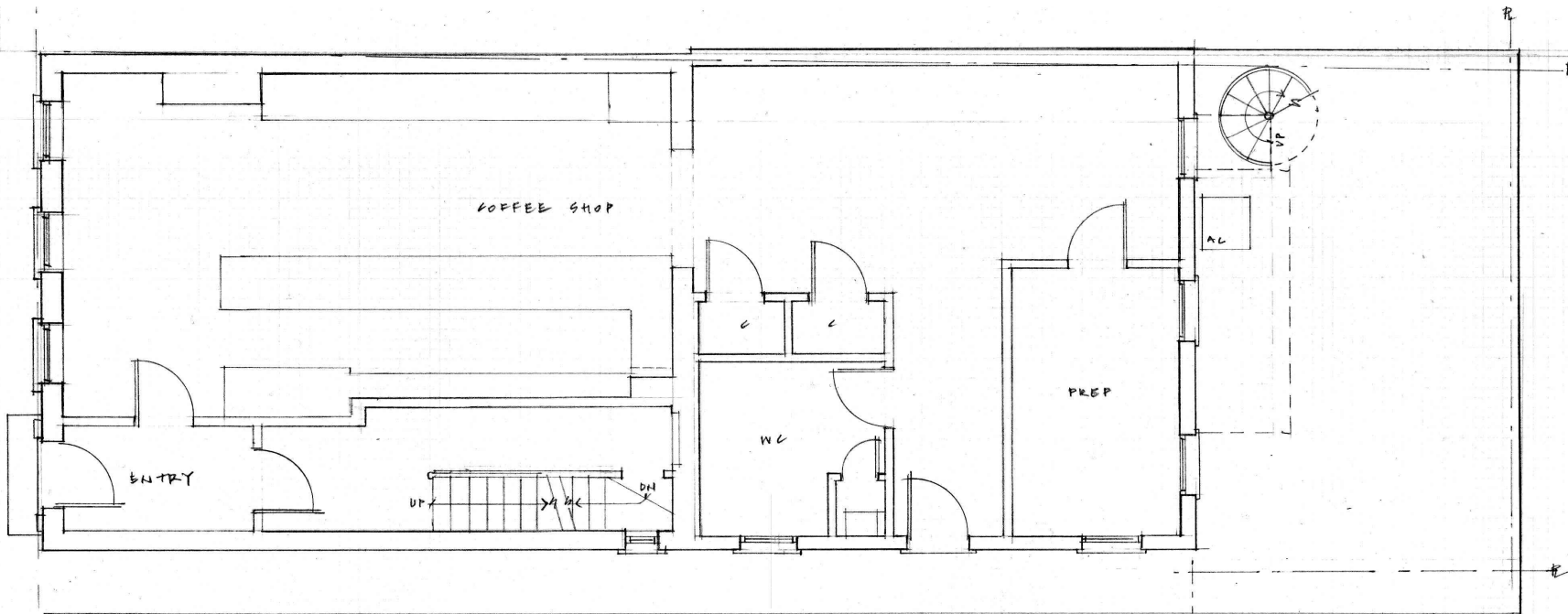
STUDIO CAMUS LLC
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studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

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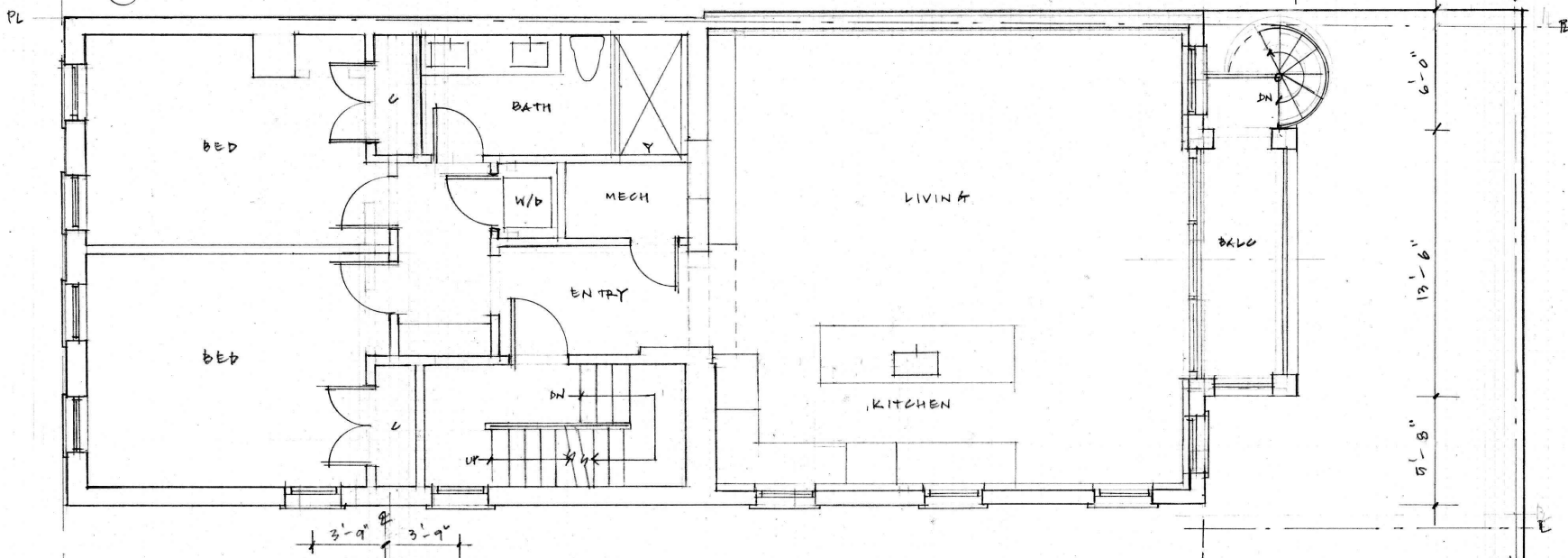
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107 NORTH FAIRFAX ST
Alexandria Virginia

DATE
24 JUL 25
SCALE
1/4" = 1'-0"

A4



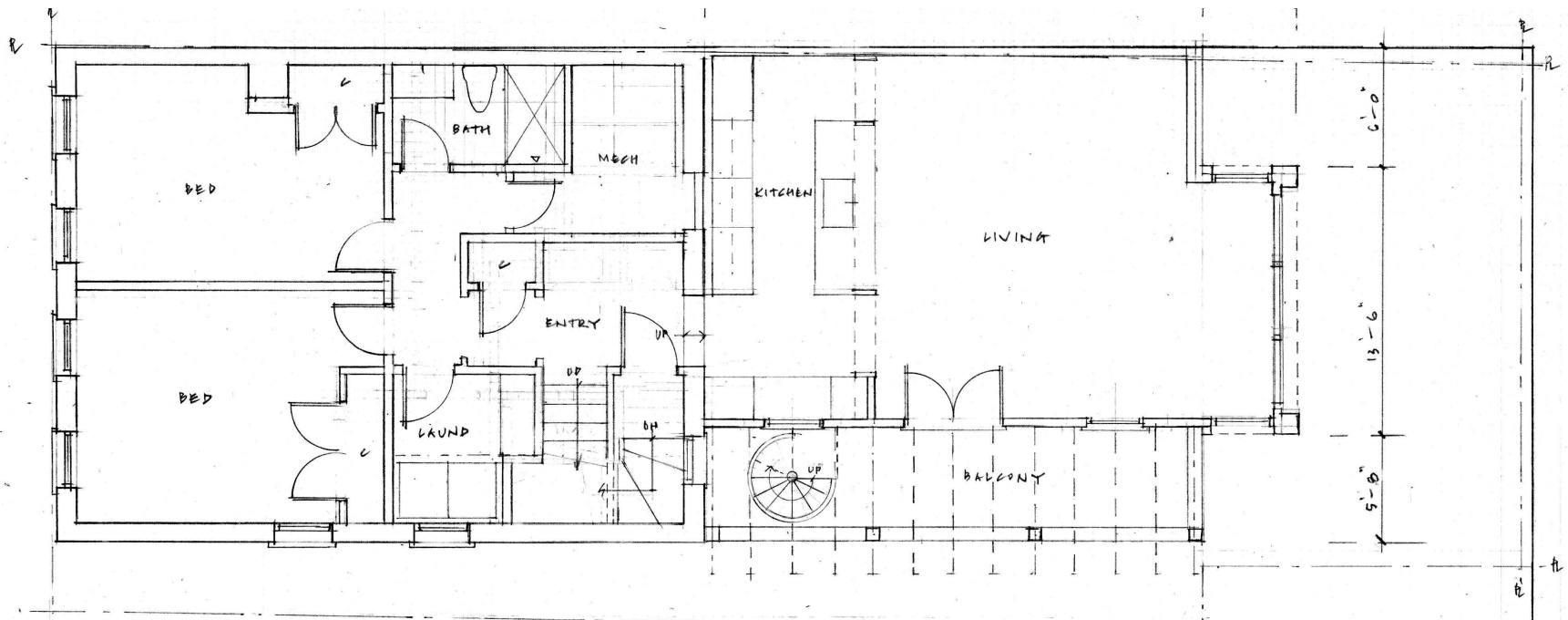
① FIRST FLOOR PLAN - PROPOSED



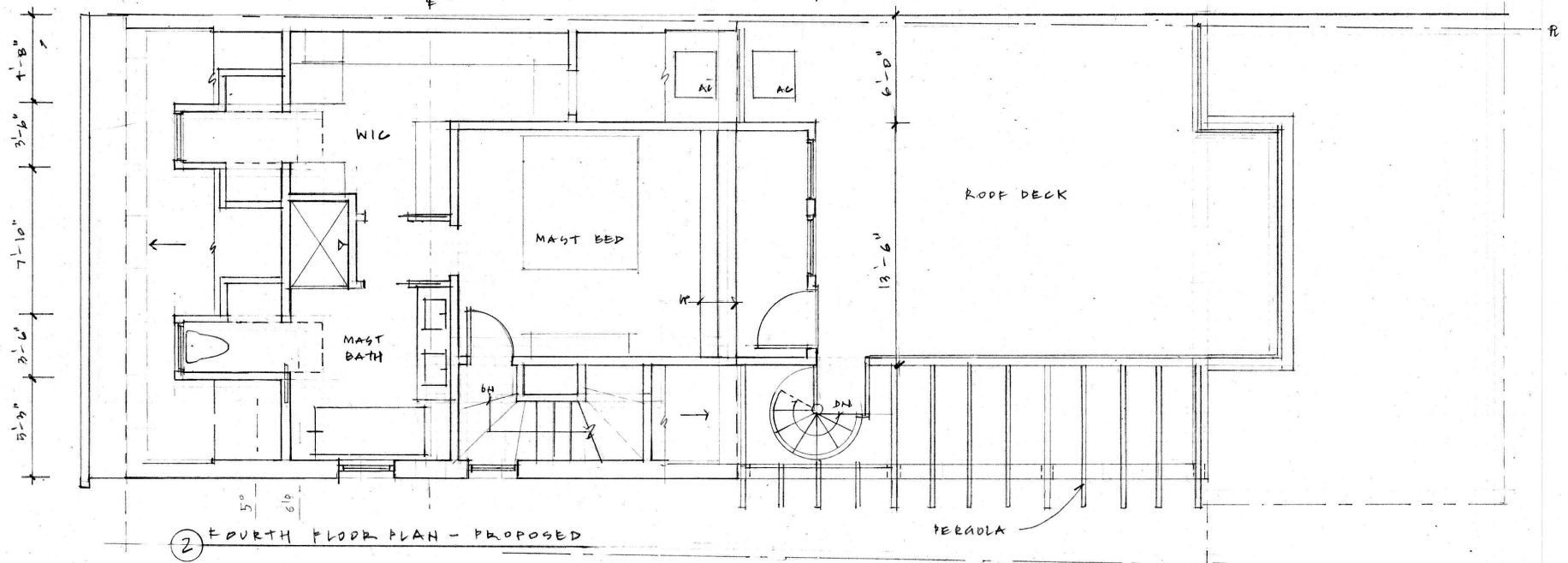
② SECOND FLOOR PLAN - PROPOSED



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984



1 THIRD FLOOR PLAN - PROPOSED



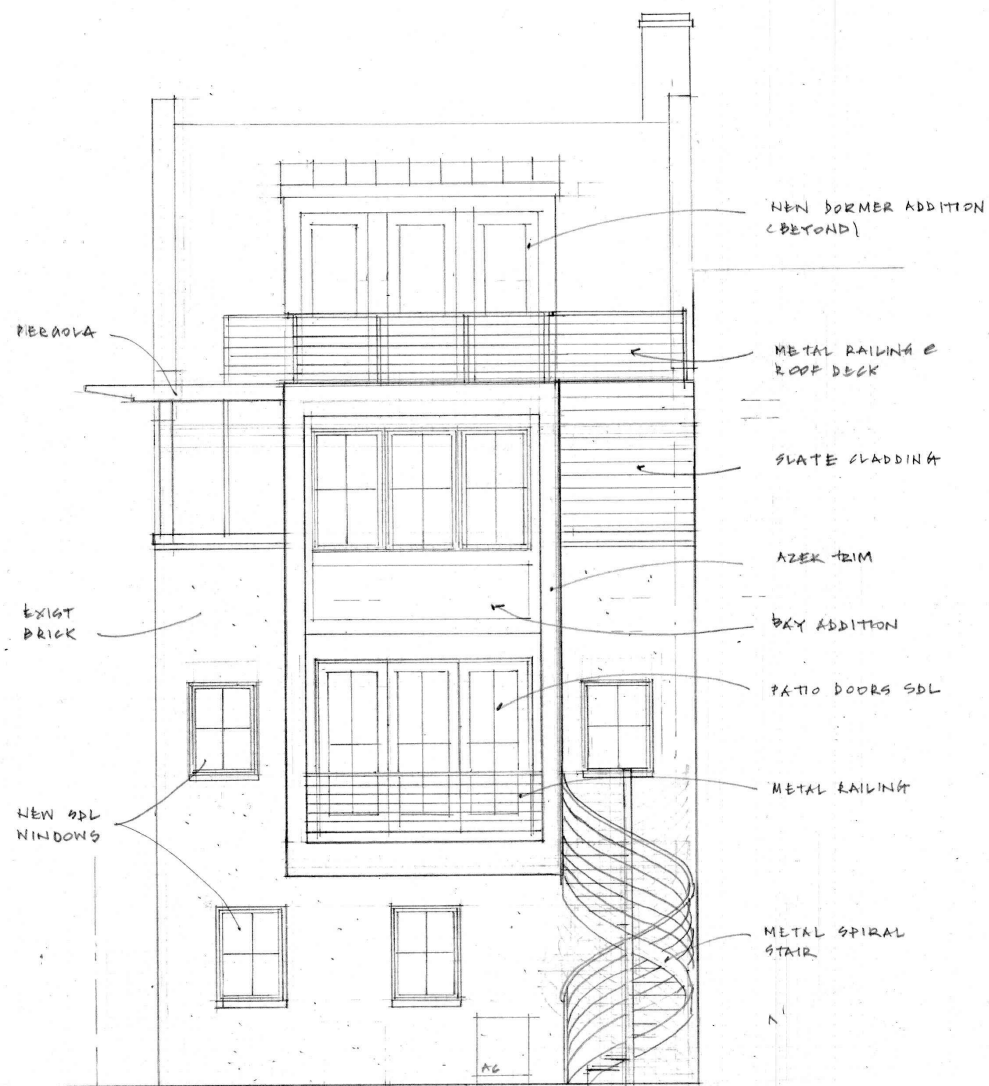
2 FOURTH FLOOR PLAN - PROPOSED



STUDIO CAMUS LLC
225 North Pitt Street Alexandria, Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984



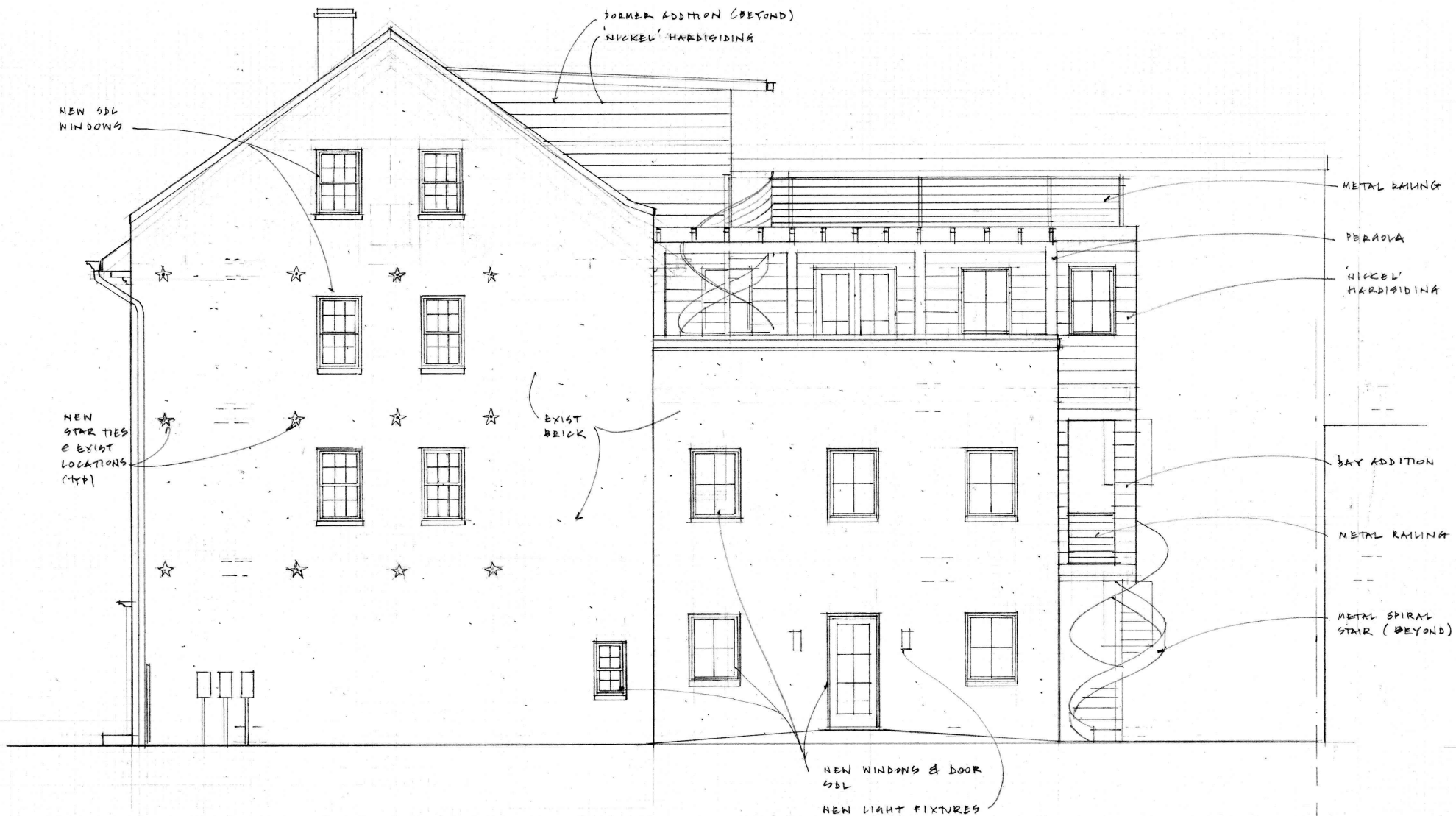
1 FRONT (WEST) ELEVATION - PROPOSED



2 REAR (EAST) ELEVATION - PROPOSED



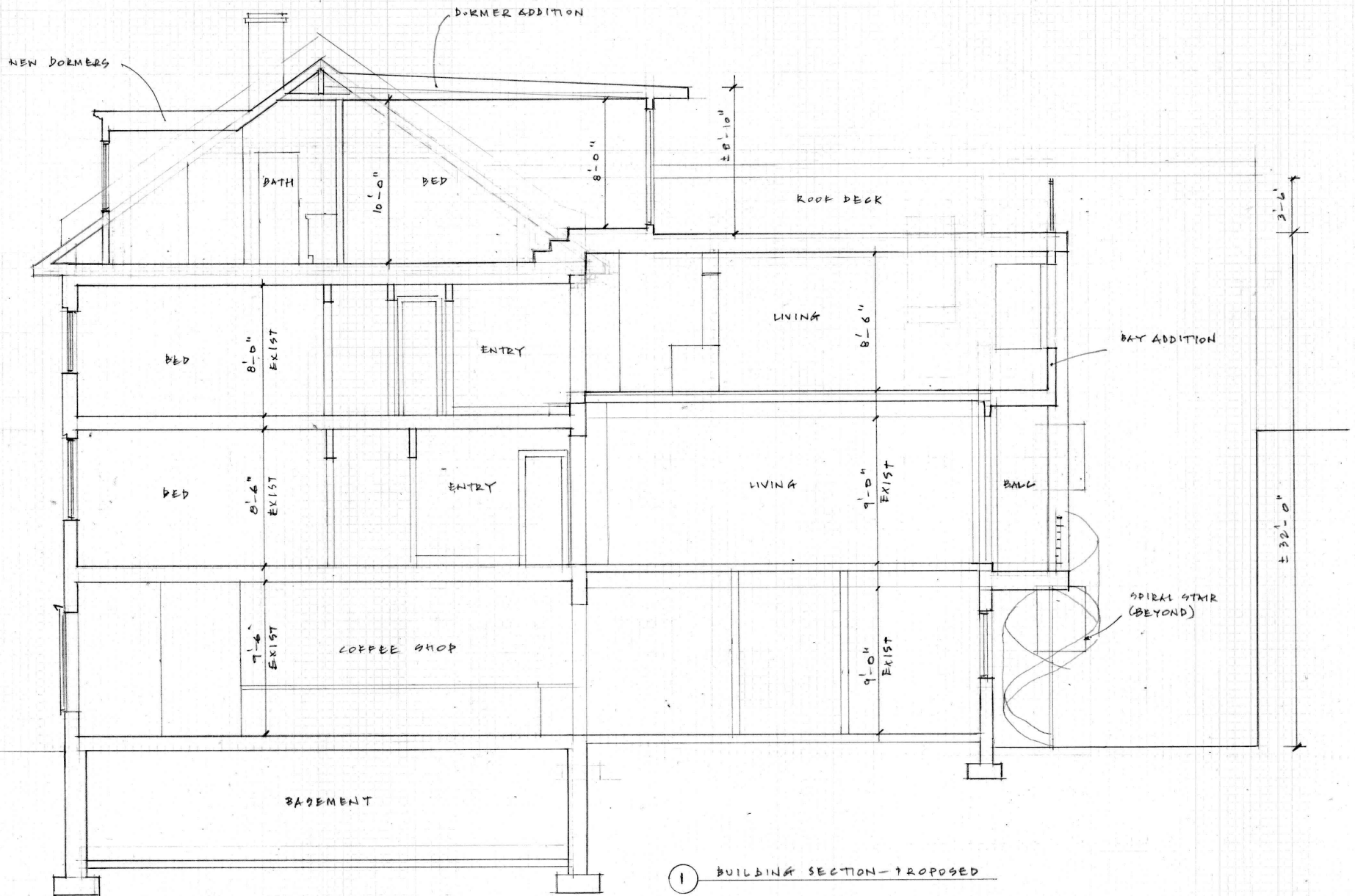
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studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984



1 SIDE (SOUTH) ELEVATION - PROPOSED



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984



1 BUILDING SECTION - PROPOSED



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to
107 NORTH FAIRFAX ST
Alexandria Virginia

DATE
24 JUL 25
SCALE
1/4" = 1'-0"

A9



STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

Proposed Modifications to
 107 NORTH FAIRFAX STREET
 Alexandria Virginia

DATE	SHEET
29 JULY 25	A10
SCALE	
N.T.S	