



City of Alexandria

Special Use Permit #2025-00044 107 North Fairfax Street

Planning Commission

October 9, 2025



Agenda



1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance



Summary

SUP Request

- Request for nonresidential floor area ratio (FAR) up to 2.5

Key Elements of the Discussion

- Increase in FAR to 2.5 to expand residence on upper floor of existing nonresidential building
- Proposed bulk and compatibility with neighborhood



Background Information

- Zone:
 - CD/Commercial Downtown
 - Commercial with auxiliary dwelling
- Small Area Plan:
 - Old Town
- Surrounding uses:
 - Commercial, government





Proposal

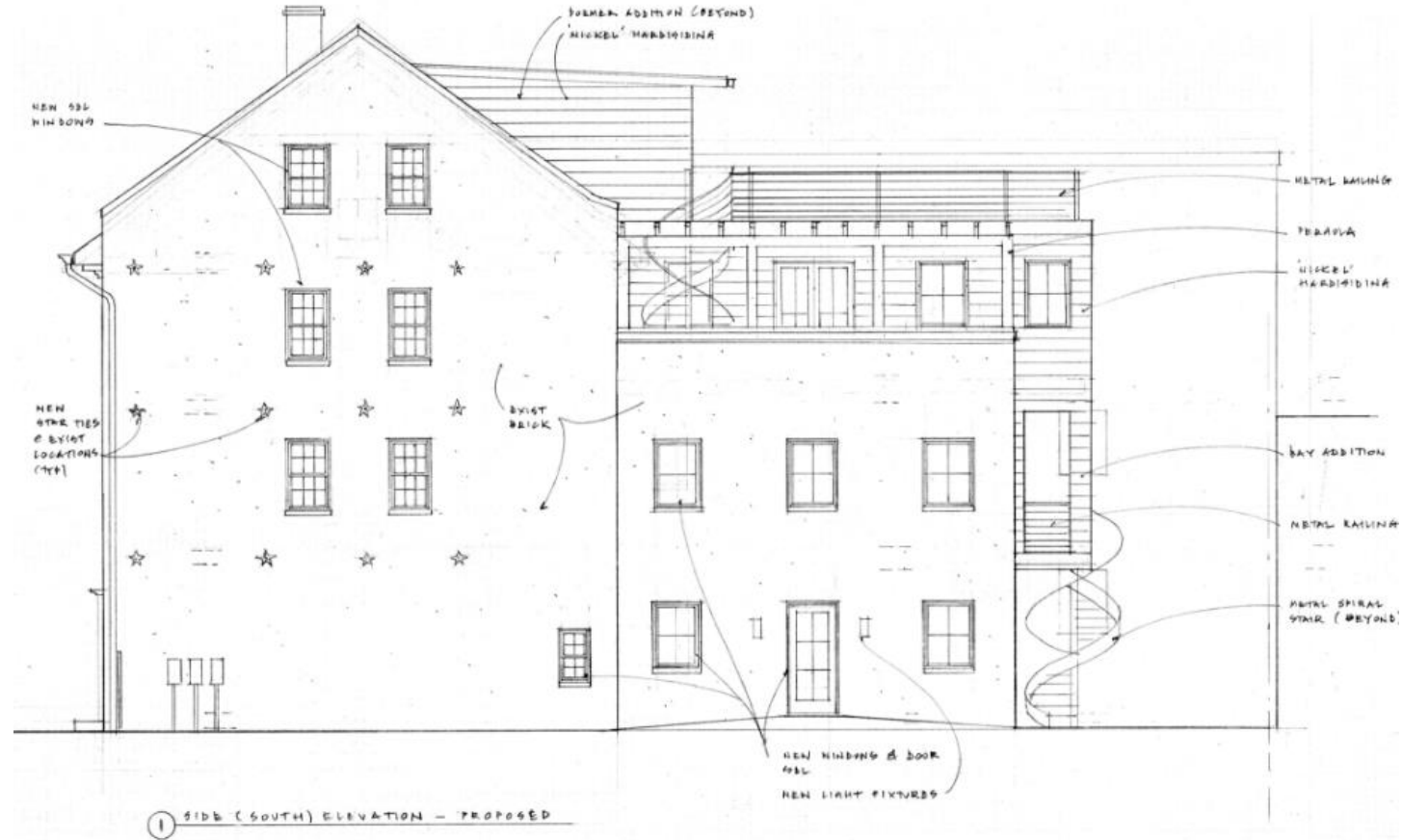
- Expand upper floor auxiliary dwelling, increasing the nonresidential FAR to 2.5



Proposed front and rear elevations



Proposal (cont.)



Proposed side (south) elevation



SUP Considerations

- **Bulk (FAR)**

- ▶ Proposed FAR: 2.5
- ▶ Note: subject property is across the street from City Hall, which contains 100,000 square feet of floor area

- **Height**

- ▶ Proposed Height: 35.5 ft.
- ▶ Max permitted in zone: 50 ft.

ADDRESS	FAR	Floor Area
107 N. Fairfax St.	2.5	5,070 Sq. Ft.
109 N. Fairfax St.	2.71	3,996 Sq. Ft.
113 N. Fairfax St.	3.11	3,324 Sq. Ft.
115 N. Fairfax St.	1.25	3,935 Sq. Ft.
117 N. Fairfax St.	1.53	7,028 Sq. Ft.



SUP Considerations

- Neighborhood compatibility
 - ▶ Consistent in design with neighboring buildings with regard to height, mass, and scale
 - ▶ Visibility:
 - ▶ Front dormers visible from North Fairfax Street
 - ▶ Rear addition somewhat visible from King Street; screened by existing trees and shrubbery



SUP#2025-00044



**Staff recommends approval
subject to conditions**

