

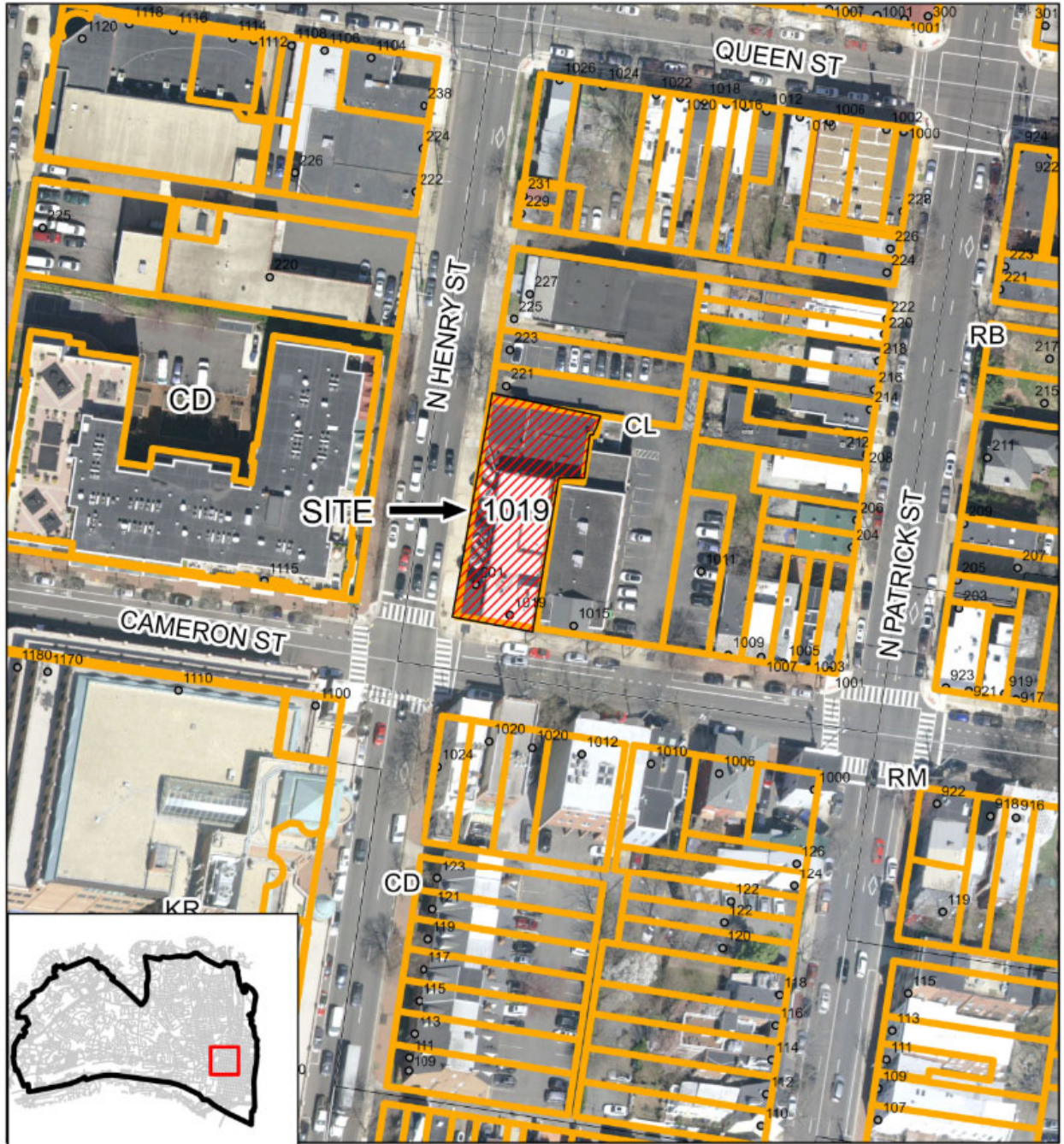


DOCKET ITEM #2
Rezoning #2026-00001
Development Special Use Permit #2026-10001
Pizzano Contractors Office Addition

Application	General Data	
Project Name: Pizzano Contractors Office Addition	PC Hearing:	June 2, 2026
	CC Hearing:	June 13, 2026
	If approved, DSUP Expiration:	June 13, 2029
	Plan Acreage:	.184
Location: 1019 Cameron Street	Zone:	CL/Commercial Low
	Proposed Use:	Office
	Dwelling Units:	N/A
	Gross Floor Area:	17,664
Applicant: Robert T. Pizzano Contractors, Inc. by M. Catharine Puskar, Attorney	Small Area Plan:	Braddock Road Metro Station/Braddock Metro Neighborhood Plan
	Historic District:	Parker-Gray District
	Green Building:	2019 Green Building Policy

Purpose of Application Rezoning and Development Special Use Permit and Site Plan to expand an existing office/warehouse building.
Special Use Permits and Modifications Requested: <ol style="list-style-type: none"> 1. Rezoning from CL/Commercial Low to CD/Commercial Downtown; 2. Development Special Use Permit and Site Plan to construct a two-story addition; 3. Special Use Permit to increase the non-residential FAR above 1.5 in the CD zone; and, 4. Modification to crown coverage requirements.

Staff Recommendation: APPROVAL WITH CONDITIONS	
Staff Reviewers: Robert M. Kerns, AICP, Chief of Development Catherine Miliaras, AICP, Principal Planner Stephanie Sample, Urban Planner	robert.kerns@alexandriava.gov catherine.miliaras@alexandriava.gov stephanie.sample@alexandriava.gov



REZ2026-00001 & DSUP2026-10001
1019 Cameron Street



I. SUMMARY

A. Recommendation

Staff recommend **approval** of Rezoning (REZ) #2026-00001 and Development Special Use Permit (DSUP) #2026-10001 to expand an existing office/warehouse building for new office space, subject to compliance with staff recommendations. This project would provide several benefits for the City including:

- Office consolidation of a legacy Alexandria business;
- Removal of the warehouse function in the building making the right-of-way safer;
- Closing of three curb cuts and improvements to the streetscape including an ADA compliant curb ramp, street trees and a widened sidewalk;
- Reorientation of the existing parking spaces for safer access;
- Contributions to the Housing Trust Fund (approximately \$12,561) and Public Art Fund (approximately \$1,571).

B. General Project Description

The applicant requests approval to construct a two-story addition above the existing one-story warehouse portion of the building at 1019 Cameron Street. The office addition and the warehouse conversion to office will consolidate all the Pizzano Contractors employees into a single location (currently, some Pizzano staff work at the property while others are either located in nearby space on Cameron Street or at a site location in Washington). The removal of the warehouse function allows for site improvements, such as the removal of three curb cuts and the enlargement of another, an accessible ramp, parking re-configuration and street trees.

Key issues to consider that this report addresses include:

- Rezoning
- Site layout and architecture
- Special Use Permit request
- Modification request

II. BACKGROUND

A. Site Context & History

The historic building has frontage on Cameron Street (one-way westbound) and N. Henry Street (one-way southbound) and is in the boundaries of the Parker-Gray District and the Braddock Road Metro Small Area Plan (1992)/Braddock Metro Neighborhood Plan (2008). The site is located one block off King Street and is surrounded by a variety of uses, including fraternal organizations as immediate neighbors to the east and north, and offices, restaurants and residential uses.

The two-story masonry building was constructed in 1907 by Armour & Co. Meat Depot, an American meatpacking company founded in Chicago in 1867. The industrial building originally had a cold storage bunker and rail spur into the property for ease of loading/unloading. By 1941, the building was used as a furniture warehouse and the one-story addition was constructed by 1958, according to the Sanborn Fire Insurance Maps. The applicant acquired the building in 1972 for their contracting business and has made only minor alterations to the building since that time.



Figure 1: Historic photo of 1019 Cameron St. ca. 1910

B. Detailed Project Description

The addition will be constructed on the warehouse footprint below, with the upper (third) floor constructed in a U-shape to allow for a rooftop deck. The existing warehouse doors will be replaced with storefront windows more compatible with an office use. Materials consist of painted masonry and metal storefront doors/windows. The rooftop will be partially covered by an open trellis and have a clear glass railing to define the edge of the deck.



Figure 2: Outline of proposed addition in red from BAR concept review materials

Site improvements consist of the removal of multiple curb cuts and the installation of a single, wider curb cut to accommodate the seven reoriented parking spaces. Other right-of-way improvements consist of the installation of three street trees and a wider sidewalk on N. Henry Street, and the construction of an accessible curb ramp on Cameron Street. A bicycle rack will also be installed in the N. Henry St. right-of-way.

The applicant’s historic truck will remain parked under the loading canopy, a reminder of the building’s industrial past and Pizzano Contractors’ half-century ownership of the property.

C. Community Outreach

The applicant hosted one virtual community meeting and attended a BAR concept hearing as indicated in the chart below. There was only one attendee at the applicant-hosted meeting who had questions about the rezoning request and retention of chimneys, and no speakers at the BAR concept review public hearing (see below for a summary of BAR comments).

Meeting	Date	Attendees
Applicant-hosted community meeting	3.11.2026	1
P&Z Quarterly Virtual Meeting	3.17.2026	15
Board of Architectural Review (Concept Review)	3.18.2026	No speakers

III. ZONING

Property Address	1019 Cameron Street			
Total Site Area	8,014 SF			
Zone	CL/Commercial Low			
Proposed Zone	CD/Commercial Downtown			
Current Use	Office/Warehouse			
Proposed Use	Office			
	<i>Permitted (CL)</i>	<i>Existing</i>	<i>Permitted (CD)</i>	<i>Proposed (CD)</i>
FAR	.5 (.75 with SUP)	1.15	1.5 (2.5 with SUP)	1.7 ¹
Net SF	4,007 6,011 with SUP	9,199	12,021 20,035 with SUP	13,622
Height	35' (45' with SUP)	31.8'	50'	42'
Parking	0	7	0	7 ²
Loading	0	0	0	0
Crown Coverage	25% (2,004 SF)	0%	25% (2,004 SF)	0% ³

IV. STAFF ANALYSIS

A. Rezoning and Master Plan Conformance

The applicant is requesting a rezoning from CL/Commercial Low to CD/Commercial Downtown because the maximum FAR for office use in the CL zone is .75, well below the historic building’s existing FAR of 1.15. As a non-complying building, the construction of the addition would not be permitted in the CL zone. The proposed rezoning will allow for the construction of the addition because it allows for increased height and density, bringing the building into compliance with the Zoning Ordinance.

While staff support the rezoning, it must be reviewed against the criteria established by City Council for the rezoning of a property outside of a small area planning process. It is intended for projects in locations that are not designated to undergo Small Area Plan updates soon or are projects of a lesser scale that would not warrant a new plan or study on its own. The criteria are listed and explained below, with staff response following each criterium:

¹ SUP requested for commercial FAR above 1.5.

² Although no parking spaces are required for this use in the Central Business District the applicant has elected to retain their seven existing on-site parking spaces.

³ Modification requested.

SMALL AREA PLAN: Is the proposal consistent with the small area plan for the area, or is a master plan amendment required? Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment? Will the proposal be inconsistent with or a radical departure from the other existing uses in the area? If there is no master plan amendment required, then it is typical for the rezoning to proceed on its own.

Staff Response: No master plan amendment is necessary as the building already operates as an office within a mixed-use area of Old Town and the Central Business District. The scale of the building and its addition is consistent with other historic and contemporary buildings in the vicinity. The 1992 plan was largely focused on reducing the industrial uses in the plan area, protecting and encouraging residential development, and supporting higher densities around Braddock Road Metro Station, as well as enhancing transportation throughout the plan area. The proposed project is consistent with these plan goals.

TYPE OF AREA: Is the area one where redevelopment is encouraged or one that is slated for revitalization, such as Arlandria and West Eisenhower? Would the proposal be inconsistent with or a radical departure from the other existing uses in the area? For example, a proposal for a high rise in the middle of single-family homes would not be consistent with the City's policy to protect residential areas. The need to protect residential neighborhoods would weigh in favor of not proceeding without a thorough study and, if necessary, an area wide rezoning plan.

Staff Response: The project site, along with the western half of the block bounded by N. Henry, Cameron, N. Alfred and Queen streets, was identified as a potential development site in the 1992 Small Area Plan, but no further details were provided, as was common in the early master plan chapters. While there are historic residential uses in the block where the project site is located, as well as across the street, the expansion of the existing office use is consistent with this diverse, mixed-use area of Old Town. The increased building height at the rear of the building is sensitively set back and is compatible with surrounding building heights. The sunsetting of the warehouse function provides significant benefits to the immediate area.

ISOLATED PARCEL(S): If the property is one of several within the immediate area, all of which holding the potential for redevelopment with foreseeable impacts on traffic, public benefits, the street network or other amenities which suggest the benefit of further study, then a small area plan review may be warranted. The need for further and broader study will impact the consideration of a rezoning application. If a study is necessary for the subject property as well as others, then that fact weighs in favor of the application not proceeding.

Staff Response: This is a single parcel, and the continued office use of the building is consistent with the surrounding neighborhood. The subject property as well as others identified in the 1992 plan as a potential development site are unlikely to be redeveloped. Additionally, this building as well as other nearby buildings are contributing resources in the historic district, some with cultural significance.

STATUS OF PLANNING FOR AREA: Is there a small area plan or other planning study slated to begin within the next fiscal year, or in progress? If a study is underway or about to be, then the

rezoning should not proceed until guidelines for appropriate development are understood as a result of the planning work. If a study is not formally scheduled for the area, then that fact weighs in favor of the application proceeding without a study.

Staff Response: There is no plan for a near-future update to the Braddock plans.

APPLICATION’S CONSISTENCY WITH CITY GOALS: Is the parcel well served by mass transit? Is expanded high capacity transit service anticipated in the near term in the area? Could development of the parcel contribute to the viability or implementation of already planned expansion of transit services? Does the proposal comply with all city policies other than the land use called for in the Master Plan? Does it, for example, reflect the direction, policy and goals of the City for its future transportation, environment, and housing and for protecting existing residential neighborhoods? If Council has made land use decisions for the area, it is consistent with them? If the parcel meets the City’s goals for an area, that weighs in favor of the application proceeding without a study.

Staff Response: The minimal impact of the addition should not greatly affect traffic patterns nor require additional mass transit facilities, as most of the relocated employees already work within the vicinity of 1019 Cameron Street. The applicant has opted to keep the seven existing parking spaces but has agreed to reorient them to allow for fewer curb cuts and safer access for pedestrians and vehicles. This project is also consistent with the Plans’ long realized goal to “Remove industrial zoning to prevent future industrial uses.”

B. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs). The Zoning Ordinance requires the approval of the SUPs associated with the development application:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

Increase in non-residential FAR above 1.5

A special use permit is required for the additional commercial FAR above the 1.5 permitted in the CD zone. The existing FAR is 1.15 and the addition will bring the building to a 1.7 FAR; therefore, the applicant requests a .55 FAR increase. Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The increased density will not have an adverse effect on area residents and workers, as the additional square footage is designed to be compatible and fits within this transit-rich area. The removal of the warehouse function and removal of curb cuts will make for a safer right-of-way for pedestrians and cyclists.

2. The increase in density allows for the employees of Pizzano Contractors to be consolidated in one location, and the office use is consistent with the mixed-use nature of the immediate area one block from King Street.
3. Allowing added density is consistent with the goals and recommendations of the Braddock Road Small Area/Braddock Neighborhood plans in that the resultant three-story building will fit within the context of the immediate neighborhood and removes a long-standing industrial use at the site.

C. Modification Requests

As part of this DSUP, the applicant is requesting one modification for canopy coverage. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine such modifications:

1. Are necessary or desirable to good site development.
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought.
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Canopy Coverage Modification

The applicant has requested a full modification of the 25-percent crown coverage requirement and has requested that the fee in lieu be waived. While staff would not typically support a full modification nor waiver of the fee in lieu, there are several reasons it is supportable in this unique situation. First, the addition will be constructed above the existing building with only minor ground disturbance. Second, the existing site is fully impervious, consistent with the building's historic industrial use, with no meaningful opportunities to create areas for planting or open space. Third, the site's location in the historic district, where lot sizes are more compact with dense buildings on smaller lots, limits opportunities to provide on-site canopy coverage. Finally, the applicant will be planting three Category IV street trees (comparable to 3,750SF in canopy coverage) on the N. Henry Street frontage, which will provide shade on this now-stark streetscape. While street trees are not typically counted toward canopy coverage, it is a meaningful improvement to the adjacent right-of-way and the City's broader goals for canopy coverage. Therefore, staff recommends the Planning Commission support the modification and waiver of the fee in lieu.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The proposed addition will help to consolidate the offices of a long-time Alexandria business and provide modern business office space. The street trees will provide much needed canopy coverage on a block with few trees.
2. The site is currently entirely impervious with no room for planting due to the historic industrial nature of the site. The addition of street trees will help to soften the edge of this small property in a dense area of the City.

3. The lack of canopy coverage on the project site is consistent with past industrial uses of the building, and the minimal site impact due to the above grade addition will not have an adverse impact on neighboring properties.

D. Conformance with City Policies

Green Building

The project has a limited design and construction scope but will meet the intent of the City's 2019 Green Building Policy by installing water-efficient indoor plumbing fixtures, having no permanent irrigation, and utilizing energy efficient appliances that reduce the building's plug electrical load.

Public Art

In December 2014, the City Council adopted the Public Art Policy which established a monetary contribution requirement towards public art for development projects. The contribution can be used for public art on the site or a monetary contribution to further the City's public arts efforts in the neighborhood. The contribution amount is \$0.30 per gross square foot of new development, or approximately \$1,571 for the proposed addition.

Affordable Housing Policy

Pursuant to the City's affordable housing Policies and Procedures, voluntary contributions are applicable to all new building area constructed, including additions to existing structures, if larger than 3,000 gross square feet. Therefore, contribution amount for the proposed addition will be approximately \$12,561.

E. Site, Architecture and Board of Architectural Review (BAR)

Staff is supportive of the proposed office addition and conversion of the warehouse square footage to offices. The warehouse function has often extended into the right-of-way, with dumpsters, trucks and cars overhanging or blocking the sidewalk. Further, because of the placement of the curb cuts, access to some of the parking spaces required driving over a portion of the sidewalk. The addition is modest in scale and designed to be a contextual element, allowing the historic building to be more prominent. Materials on the addition consist of masonry, metal storefront windows and a clear glass rooftop deck railing.

BAR Refinements

The BAR was supportive of the project's height and mass and asked for minor refinements before returning for approval of a Certificate of Appropriateness, to include some references in the addition to the building's industrial past, as well as differentiation between the old and new portions of the building.

F. Open Space

While there is no open space requirement in the CD zone for office use, the applicant has provided approximately 675 square feet of rooftop open space. The second-floor layout is such that there is common space with accordion doors that open to the outdoor space for the enjoyment of employees.

G. Streetscape

The applicant has committed to several improvements in the right-of-way, removing some of the more dangerous and challenging aspects of the warehouse function. The four existing curb cuts total over 115 feet of the site's frontage and three will be fully removed, resulting in the removal of 47.4' of curb cuts site wide. The remaining curb cut will be enlarged to measure 67.6'. While staff would rarely support such a large curb cut or this parking configuration for new construction, the proposed site improvements provide a significant improvement to the public realm on Henry Street. The proposed new street trees will also enhance the streetscape. In addition, the Cameron Street curb cut will be removed and replaced with an ADA compliant ramp.

H. Stormwater

This project proposes land disturbance of less than 2,500 square feet; therefore, the project is not subject to the requirements of Article XIII of the Alexandria Zoning Ordinance regarding stormwater management.

I. Transportation and Traffic

Parking

Because the project is in the Central Business District, there is no parking requirement for office use. However, the applicant has elected to retain the seven existing surface parking spots, agreeing to reorient the spots to accommodate rear-in parking for more safe and efficient access to the site, particularly during afternoon rush hour. The applicant also has an existing relationship with the adjacent neighbor at 1015 Cameron Street for overflow parking and there are other off-street parking lots/garages within a few blocks of the site if needed.

Transit and Bicycle Facilities

This site is located within proximity to numerous transit and bicycle facilities, including several free DASH routes (Old Town Circulator, King Street Trolley) and is within walking distance of two metro stations. A bike lane runs down Cameron Street and there are several Capital Bikeshare Stations within a few blocks' walk.

Traffic

The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed addition because it does not generate more than 50 trips in any peak period.

V. CONCLUSION

Staff recommend approval of the project subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner, Development Division
Stephanie Sample, Urban Planner, Development Division



RENDERED VIEW OF PROPOSED



RENDERED VIEW OF PROPOSED

Figure 4: Renderings

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated March 27, 2026 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Show new site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Minimizing conflicts with existing utilities, plantings, pedestrian areas, and major view sheds.
4. Provide a georeferenced CAD file in AutoCAD 2018.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

A. BUILDING

5. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) *
6. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the Certificate of Appropriateness. (P&Z) (Code) (OCA) (BAR) *
7. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. (P&Z)*

8. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval, Certificate of Appropriateness, and to the satisfaction of the Director of P&Z. *

B. TREE PROTECTION AND PRESERVATION

9. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance for the period of construction and maintenance bond. (P&Z) *

C. ARCHAEOLOGY

10. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
11. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PEDESTRIAN/STREETSCAPE

12. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy: (P&Z) (T&ES) *, ***
 - a. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be in conformance with the plans dated March 27, 2026.
13. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) *, ***
 - a. New sidewalks and the curb ramp on Cameron Street shall be ADA accessible in accordance with City Standards, ADA Accessibility

Guidelines, and Public Right of Way Accessibility Guidelines (“PROWAG”).

E. PARKING / CURB MANAGEMENT

14. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk and each space shall be signed for compact parking only. (T&ES)*
15. The applicant shall regularly communicate to employees and visitors that vehicles parked in the compact parking spaces shall not overhang the sidewalk. (T&ES)(P&Z)
16. Wall-mounted obstructions shall be no more than 24 inches extended from the wall and at least 48 inches high. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) ***
17. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) *
18. Provide one (1) short-term bicycle parking space per current the City’s Bicycle Parking Guidelines, available at: www.alexandriava.gov/bicycleparking. (T&ES) *, ***
 - a. Include details on the locations and types of bicycle parking prior to Final Site Plan release. Install bicycle parking prior to the issuance of the first Certificate of Occupancy.

F. SUSTAINABILITY

19. The applicant shall provide this item on the new addition to comply with the Green Building Plan at Final Site Plan: (OCA) *
 - a. Demonstrate all newly installed irrigation systems use drip, mist, or other low-impact irrigation methods, or state that the project will have no permanent irrigation systems.
20. The applicant shall provide these items for the new addition to comply with the Green Building Plan with requests for Certificates of Occupancy: (OCA) ***
 - a. Provide specifications, spec sheets, plumbing fixture schedule, or other manufacturer documentation demonstrating the following newly installed plumbing fixtures are WaterSense labeled and do not exceed the following flow/flush rates: Water closets (toilets): 1.28 gpf,, Urinals: 0.25 gpf, Public lavatory faucets: 0.35 gpm, Private lavatory faucets: 0.8 gpm, Kitchen

faucets: 1.5 gpm, Showerheads: 2.0 gpm, and Prerinse spray valves: 1.3 gpm

- b. Provide specifications, spec sheets, appliance schedule, or other manufacturer documentation demonstrating the following appliances within the project's scope are EnergyStar-rated: Residential clothes washer, Residential clothes dryer, Residential dishwasher, Residential refrigerators, and Ice makers

II. TRANSPORTATION

A. STREETS/TRAFFIC

- 21. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
- 22. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

III. ENVIRONMENTAL

A. CONTAMINATED LAND

- 26. If presence of contamination on site is discovered, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - a. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with "clean" soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).

- b. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
27. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall's Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) *

B. NOISE

28. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES) ***

C. AIR POLLUTION

29. Control odors and any other air pollution sources resulting from construction of commercial operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

IV. CONSTRUCTION MANAGEMENT

30. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
- a. Do not remove streetlights without authorization from the City of Alexandria,

- b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. ***
31. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) *
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If

the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

32. In the construction management plan, include chapters on: (T&ES) *
 - a. Maintaining pedestrian access. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
 - b. Waste control program. This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.
33. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) *, **
 - a. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
34. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) *
 - a. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.
35. Submit a stamped electronic copy of an as-built development site plan survey, per the As-Built Development Site Plan Survey Checklist prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) ***
36. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation

from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****

V. CONTRIBUTIONS

37. Contribute \$12,561 to the City’s Housing Trust Fund prior to receipt of a Certificate of Occupancy. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***

VI. PUBLIC ART

38. Work with City Staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City’s Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
39. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of equivalent value to the contribution. (P&Z) (RP&CA) ***

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to the release of the building permit
- *** Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2026-10001

Project Name: 1019 Cameron Street

PROPERTY LOCATION: 1019 Cameron Street

TAX MAP REFERENCE: 064.03-05-45

ZONE: proposed CD

APPLICANT:

Name: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Address: [REDACTED]

PROPERTY OWNER:

Name: Carolyn T. Pizzano, Trustee

Address: [REDACTED]

SUMMARY OF PROPOSAL Vertical addition to a portion of the existing building in conjunction with a change in use from office and warehouse to office only.

MODIFICATIONS REQUESTED Crown Coverage Requirement

SUP's REQUESTED Increase in Floor Area Ratio (FAR)

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh, P.C.

Mailing/Street Address
[REDACTED]

City and State
[REDACTED]

Zip Code
[REDACTED]

MCPuskar

Signature

Telephone #
[REDACTED]

Fax #
[REDACTED]

Email address
[REDACTED]

03/26/2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached.

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.

N/A

Carolyn T. Pizzano Trust

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Rezoning, Development Special Use Permit
with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")

Dear Mr. Stoddard:

The Carolyn T. Pizzano Trust, as the owner of the above-referenced Property, hereby consents to the filing of applications for a Rezoning, Development Special Use Permit with Site Plan, and any related applications or requests by Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors to allow for an addition to the existing building on the Property.

Very truly yours,

CAROLYN T. PIZZANO TRUST

By: Carolyn T. Pizzano

Its: Carolyn T. Pizzano, Trustee

Date: 1/6/2026

*Robert T. Pizzano Contractors, Inc. d/b/a
Pizzano Contractors*

*Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314*

*Re: Authorization to File Application for Rezoning, Development Special Use Permit
with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")*

Dear Mr. Stoddard:

*Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors hereby authorizes Walsh,
Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of
Rezoning and Development Special Use Permit with Site Plan applications and any other related
requests for the Property.*

Very truly yours,

*ROBERT T. PIZZANO CONTRACTORS, INC. d/b/a
PIZZANO CONTRACTORS*

By: *Robert Pizzano*

Its: *President*

Date: *1/6/2024*

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.	Robert T. Pizzano, Jr	[REDACTED]	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 1019 Cameron Street (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.	Carolyn T. Pizzano, Trustee	[REDACTED]	100%
2.			
3.			

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.	Robert T. Pizzano Jr.	None	None
2.	Carolyn T. Pizzano, Trustee	None	None
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.

03/26/26	Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors By: M. Catharine Puskar	
Date	Printed Name	Signature

- 2. Narrative description.** 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, including such items as 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, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached narrative description.

Narrative Description
1019 Cameron Street; Tax Map No. 064.03-05-45
Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors (the “Applicant”) is the lessee of property located at 1019 Cameron Street (the “Property”). The Property is currently developed with a two-story building constructed in 1920 that services both office and commercial warehouse uses. Additionally, there is surface parking on the ground level. The Property is located within the boundaries of the Braddock Road Metro Station Small Area Plan and the Parker-Gray Historic District.

The Applicant proposes to construct a two-story addition atop the one-story portion of the existing building. The proposed addition will include 4,423 additional square feet of office space and will result in a 13,622 square foot building with 7 on-site parking spaces. The Property will be used solely for office purposes, with the current warehouse use relocating off-site. As the addition will be solely vertical, there will be no change to the existing building footprint on the property.

In order to achieve the proposed development, the Applicant requests approval of a Rezoning of the Property from the Commercial Low (“CL”) district to the Commercial Downtown (“CD”) district, and approval of a Development Special Use Permit with Site Plan to permit a Floor Area Ratio (“FAR”) of 1.70 and modification to the crown coverage requirement.

Rezoning

The Property’s current CL zoning permits density up to 0.5 FAR for a lot over 5,500 square feet, with the ability to increase to 0.75 FAR with a special use permit. Additionally, the CL zoning permits up to 35 feet in height, with the ability to increase to 45 feet with a special use permit. The current building on the Property, constructed in 1920, is a noncomplying structure with an existing FAR of 1.15. As such, a key component of this proposal is to bring the Property into compliance with the current Zoning Ordinance. The CD zoning district permits density of 1.5 FAR with the ability to increase to 2.5 FAR with a special use permit, and a maximum height of 50 feet. As such, the CD zoning district allows for the density and height of the existing and proposed improvements, while also supporting commercial uses compatible with nearby residential housing, as recommended in the Braddock Road Metro Station Small Area Plan (“SAP”).

This proposal is also consistent with the character of surrounding properties, which are primarily zoned CD. The Property’s surrounding context consists primarily of commercial and retail buildings, recently approved multifamily housing, and residential townhomes. The block within which the Property is located contains a combination of residential dwellings, commercial buildings, and surface parking. Across from the Property, the south side of Cameron Street is a mix of commercial structures and residential uses, including a three-story commercial building, while the west side of N. Henry Street contains a four-story multifamily residential building. The southwest corner of the N. Henry Street and Cameron Street intersection features the redevelopment of the six-story office building into multifamily units. The proposed addition atop the existing building will still allow for a transition from the commercially activated N. Henry and

Cameron Street intersection to the surrounding residential housing, while also achieving the highest and best use of the property.

The Property is adequately served by public facilities such as streets, police and fire protection, drainage and sewer facilities, refuse disposal, and schools.

Development Special Use Permit

The Applicant is proposing streetscape modifications to improve pedestrian and vehicular access to the site. The Property currently has three curb cuts on N. Henry Street and one curb cut on Cameron Street. The Applicant proposes to close the curb cut on Cameron Street, as well as the northernmost curb cut on N. Henry Street. The remaining curb cuts on N. Henry Street will be combined to create a single site-access point. Sidewalks will be added in place of the removed curb cuts, and three new street trees will be planted on N. Henry Street. A new curb ramp will be installed on the Cameron Street frontage and the Cameron Street crosswalk and stop bar will be re-stripped. Finally, on-site parking will be reoriented and restriped to allow for back-in parking only.

The Applicant requests a modification to the crown coverage requirement. The proposal is for an addition above an existing building. The existing building and parking area will be retained. Therefore, and as discussed with staff, it is not possible to meet the crown coverage requirement. While this requirement cannot be met, as described above, the Applicant has added three street trees on N. Henry Street, which is in improvement to existing conditions.

The Applicant anticipates the offices to accommodate approximately 75 employees and operate during days and hours typical of office uses. Loading operations at the Property will cease with the elimination of the warehouse use, aside from deliveries typically associated with office uses. Noise, odors, and trash generated by the use will be minimal, if non-existent, as is typical of office uses. No hazardous materials or organic compounds will be handled, stored, or generated on the Property.

In summary, the proposed addition will add to a thriving community-serving business in a scale that is appropriate and compatible with the surrounding area.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Approximately 75

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Monday - Friday	Typical hours of office use		

6. Describe any potential noise emanating from the proposed use:

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A - typical of office use

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical of office use

B. How much trash and garbage will be generated by the use?

Typical of office use

C. How often will trash be collected?

Currently collected twice a week

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

Typical of office use

9. 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:

10. 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:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Typical measures of office use.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

0

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

N/A Standard spaces

7 Compact spaces

N/A Handicapped accessible spaces

N/A Other

- C. 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?

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.

- D. 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**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? N/A
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

15. 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?

No street improvements are needed to support the proposed use. Street access will be reduced from 4 total curb cuts to a single curb cut on N. Henry Street. Accompanying streetscape improvements are also proposed. On-site parking will be reoriented to be back-in only.



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 1019 Cameron Street

APPLICANT

Name: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Address: [REDACTED]

PROPERTY OWNER:

Name: Carolyn T. Pizzano, Trustee

Address: [REDACTED]

Interest in property:

- Owner Contract Purchaser
- Developer Lessee Other _____

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

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.
N/A

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

MCPuskar
Signature

Walsh, Colucci, Lubeley & Walsh, P.C.

[REDACTED]
Mailing/Street Address

[REDACTED] [REDACTED]
Telephone # Fax #

[REDACTED] [REDACTED]
City and State Zip Code

3/17/2026
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Fee Paid: \$ _____
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

MPA #	_____
REZ #	2026-00001

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)	Land Area (acres)
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
1 064.03-05-46	Office/ Warehouse	Office	CL	CL	CL	CD	140.58 ft.	2.29 acres
2 _____								
3 _____								
4 _____								

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

- Name: Carolyn T. Pizzano, Trustee Extent of Interest: 100%
 Address: 1 [REDACTED] 4
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

Carolyn T. Pizzano Trust

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Rezoning, Development Special Use Permit
with Site Plan, and Related Requests
1019 Cameron Street, Tax Map ID 064.03-05-46 (the "Property")

Dear Mr. Stoddard:

The Carolyn T. Pizzano Trust, as the owner of the above-referenced Property, hereby consents to the filing of applications for a Rezoning, Development Special Use Permit with Site Plan, and any related applications or requests by Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors to allow for an addition to the existing building on the Property.

Very truly yours,

CAROLYN T. PIZZANO TRUST

By: Carolyn T. Pizzano

Its: Carolyn T. Pizzano, Trustee

Date: 1/6/2026

*Robert T. Pizzano Contractors, Inc. d/b/a
Pizzano Contractors*

*Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314*

*Re: Authorization to File Application for Rezoning, Development Special Use Permit
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Rezoning and Development Special Use Permit with Site Plan applications and any other related
requests for the Property.*

Very truly yours,

*ROBERT T. PIZZANO CONTRACTORS, INC. d/b/a
PIZZANO CONTRACTORS*

By: *Robert Pizzano*
Its: *President*
Date: *1/6/2024*

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. Robert T. Pizzano, Jr	[REDACTED]	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 1019 Cameron Street, Alexandria, VA 22314 (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. Carolyn T. Pizzano, Trustee	[REDACTED]	100%
2.		
3.		

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 require 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 indicated 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. Robert T. Pizzano, Jr	None	None
2. Carolyn T. Pizzano, Trustee	None	None
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.

3/17/2026

Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors
By: M. Catharine Puskar

Date

Printed Name


Signature

MPA # _____
REZ # 2026-00001 _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:
No Master Plan amendment is proposed.
2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

See attached narrative description.
3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

See attached narrative description.
4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

No proffers are proposed.

Narrative Description
1019 Cameron Street; Tax Map No. 064.03-05-45
Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors

Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors (the “Applicant”) is the lessee of property located at 1019 Cameron Street (the “Property”). The Property is currently developed with a two-story building constructed in 1920 that services both office and commercial warehouse uses. Additionally, there is surface parking on the ground level. The Property is located within the boundaries of the Braddock Road Metro Station Small Area Plan and the Parker-Gray Historic District.

The Applicant proposes to construct a two-story addition atop the one-story portion of the existing building. The proposed addition will include 4,423 additional square feet of office space and will result in a 13,622 square foot building with 7 on-site parking spaces. The Property will be used solely for office purposes, with the current warehouse use relocating off-site. As the addition will be solely vertical, there will be no change to the existing building footprint on the property.

In order to achieve the proposed development, the Applicant requests approval of a Rezoning of the Property from the Commercial Low (“CL”) district to the Commercial Downtown (“CD”) district, and approval of a Development Special Use Permit with Site Plan to permit a Floor Area Ratio (“FAR”) of 1.70.

Rezoning

The Property’s current CL zoning permits density up to 0.5 FAR for a lot over 5,500 square feet, with the ability to increase to 0.75 FAR with a special use permit. Additionally, the CL zoning permits up to 35 feet in height, with the ability to increase to 45 feet with a special use permit. The current building on the Property, constructed in 1920, is a noncomplying structure with an existing FAR of 1.15. As such, a key component of this proposal is to bring the Property into compliance with the current Zoning Ordinance. The CD zoning district permits density of 1.5 FAR with the ability to increase to 2.5 FAR with a special use permit, and a maximum height of 50 feet. As such, the CD zoning district allows for the density and height of the existing and proposed improvements, while also supporting commercial uses compatible with nearby residential housing, as recommended in the Braddock Road Metro Station Small Area Plan (“SAP”).

This proposal is also consistent with the character of surrounding properties, which are primarily zoned CD. The Property’s surrounding context consists primarily of commercial and retail buildings, recently approved multifamily housing, and residential townhomes. The block within which the Property is located contains a combination of residential dwellings, commercial buildings, and surface parking. Across from the Property, the south side of Cameron Street is a mix of commercial structures and residential uses, including a three-story commercial building, while the west side of N. Henry Street contains a four-story multifamily residential building. The southwest corner of the N. Henry Street and Cameron Street intersection features the redevelopment of the six-story office building into multifamily units. The proposed addition atop the existing building will still allow for a transition from the commercially activated N. Henry and

Cameron Street intersection to the surrounding residential housing, while also achieving the highest and best use of the property.

The Property is adequately served by public facilities such as streets, police and fire protection, drainage and sewer facilities, refuse disposal, and schools.

Development Special Use Permit

The Applicant is proposing streetscape modifications to improve pedestrian and vehicular access to the site. The Property currently has three curb cuts on N. Henry Street and one curb cut on Cameron Street. The Applicant proposes to close the curb cut on Cameron Street, as well as the northernmost curb cut on N. Henry Street. The remaining curb cuts on N. Henry Street will be combined to create a single site-access point. Sidewalks will be added in place of the removed curb cuts, and two new street trees will be planted on N. Henry Street. A new curb ramp will be installed on the Cameron Street frontage and the Cameron Street crosswalk and stop bar will be re-stripped. Finally, on-site parking will be reoriented and restriped to allow for back-in parking only.

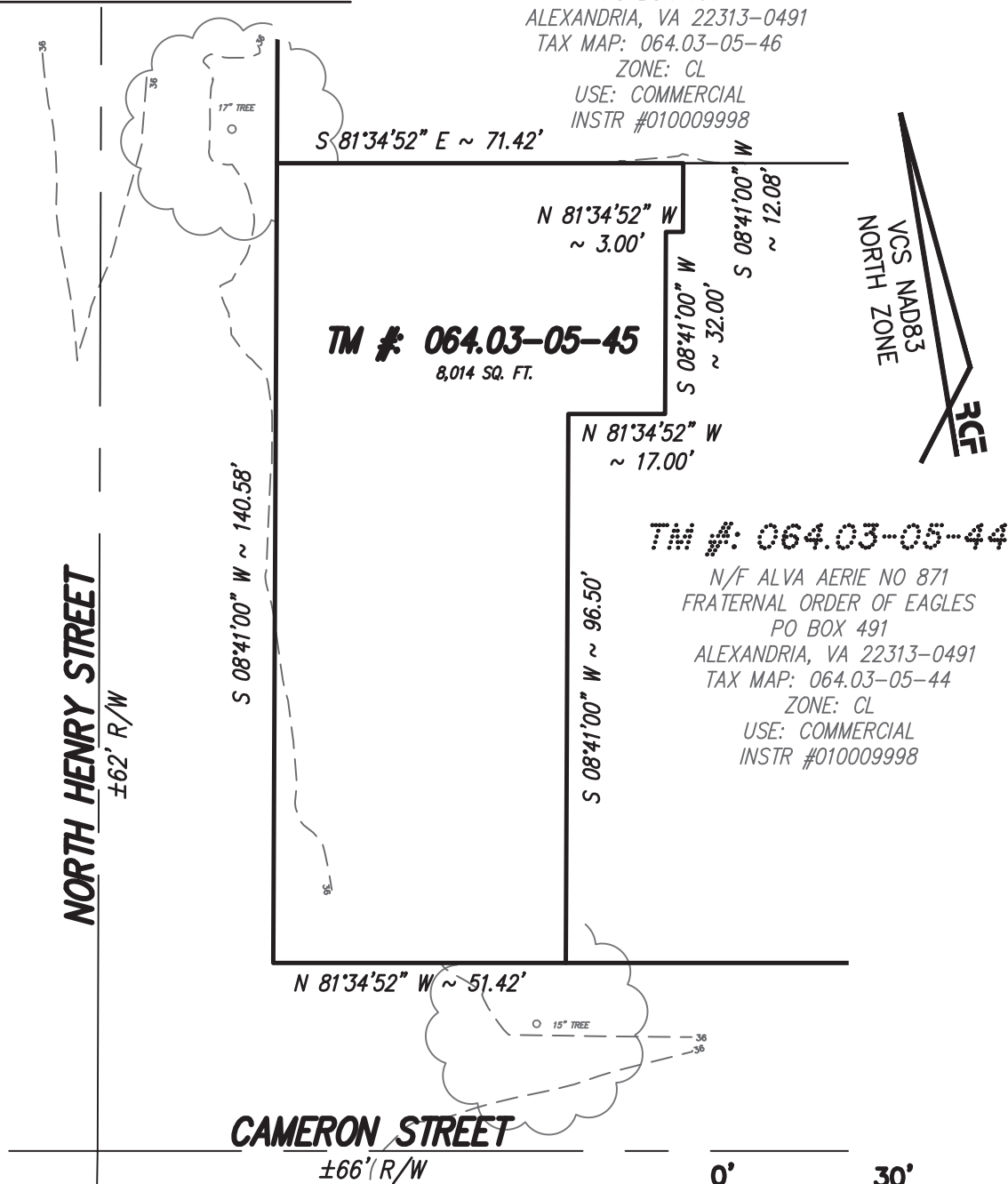
The Applicant anticipates the offices to accommodate approximately 75 employees and operate during days and hours typical of office uses. Loading operations at the Property will cease with the elimination of the warehouse use, aside from deliveries typically associated with office uses. Noise, odors, and trash generated by the use will be minimal, if non-existent, as is typical of office uses. No hazardous materials or organic compounds will be handled, stored, or generated on the Property.

In summary, the proposed addition will add to a thriving community-serving business in a scale that is appropriate and compatible with the surrounding area.

METES AND BOUNDS

TM #: 064.03-05-46

N/F ALVA AERIE NO 871 FRATERNAL ORDER OF EAGLES
 PO BOX 491
 ALEXANDRIA, VA 22313-0491
 TAX MAP: 064.03-05-46
 ZONE: CL
 USE: COMMERCIAL
 INSTR #010009998



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALEXANDRIA, VIRGINIA AND IS DESCRIBED AS FOLLOWS: NORTHEAST CORNER, CAMERON AND HENRY STREETS, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF CAMERON STREET WITH THE EAST LINE OF HENRY STREET, AND RUNNING THENCE EASTERLY ALONG CAMERON STREET 51.42'; THENCE NORTHERLY AND PARALLEL TO HENRY STREET 96.50' TO A POINT; THENCE IN AN EASTERLY DIRECTION PARALLEL TO CAMERON STREET 17 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION PARALLEL WITH HENRY STREET 32 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION PARALLEL WITH CAMERON STREET 3 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION PARALLEL WITH HENRY STREET 12.09' TO A POINT; THENCE IN A WESTERLY DIRECTION PARALLEL WITH CAMERON STREET 71.42' TO A POINT IN THE EAST LINE OF HENRY STREET; THENCE SOUTHERLY ON A THE EASTERLY LINE OF HENRY STREET 140.57' TO THE POINT OF BEGINNING (DB 1615, PG 1022).

RCF
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625 N. WASHINGTON ST
 SUITE 250
 ALEXANDRIA, VA 22314
 703.549.6422
 www.rcfassoc.com

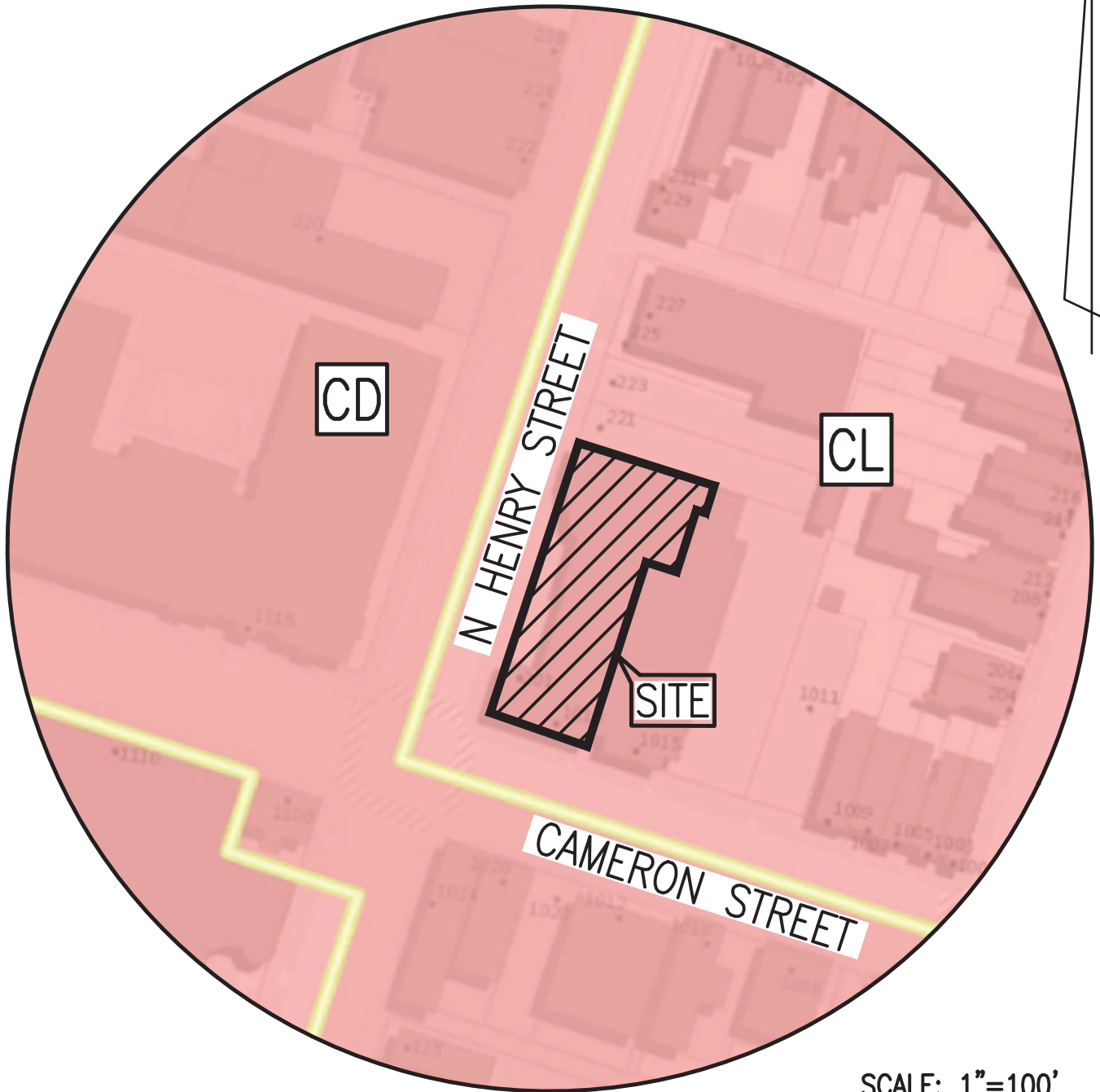
METES AND BOUNDS EXHIBIT
 1019 CAMERON STREET
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION	DESIGN: DM
		DRAWN: RTB
		SCALE: 1" = 30'
		DATE: JAN, 2026
		SHEET 1
		FILE: 25-168

VICINITY MAP

N

VCS '83



SCALE: 1"=100'



ZONING LEGEND:

- CL COMMERCIAL LOW
- CD COMMERCIAL DOWNTOWN

ADDRESS: 1019 CAMERON STREET
 TAX PARCEL NUMBER: #64.03-05-45

Wed, Jan 07, 2026 - 5:00:56pm - i:\2025\25168\DWG\DELM\01_Rezoning_Application\25168 - Rezoning Exhibit.dwg



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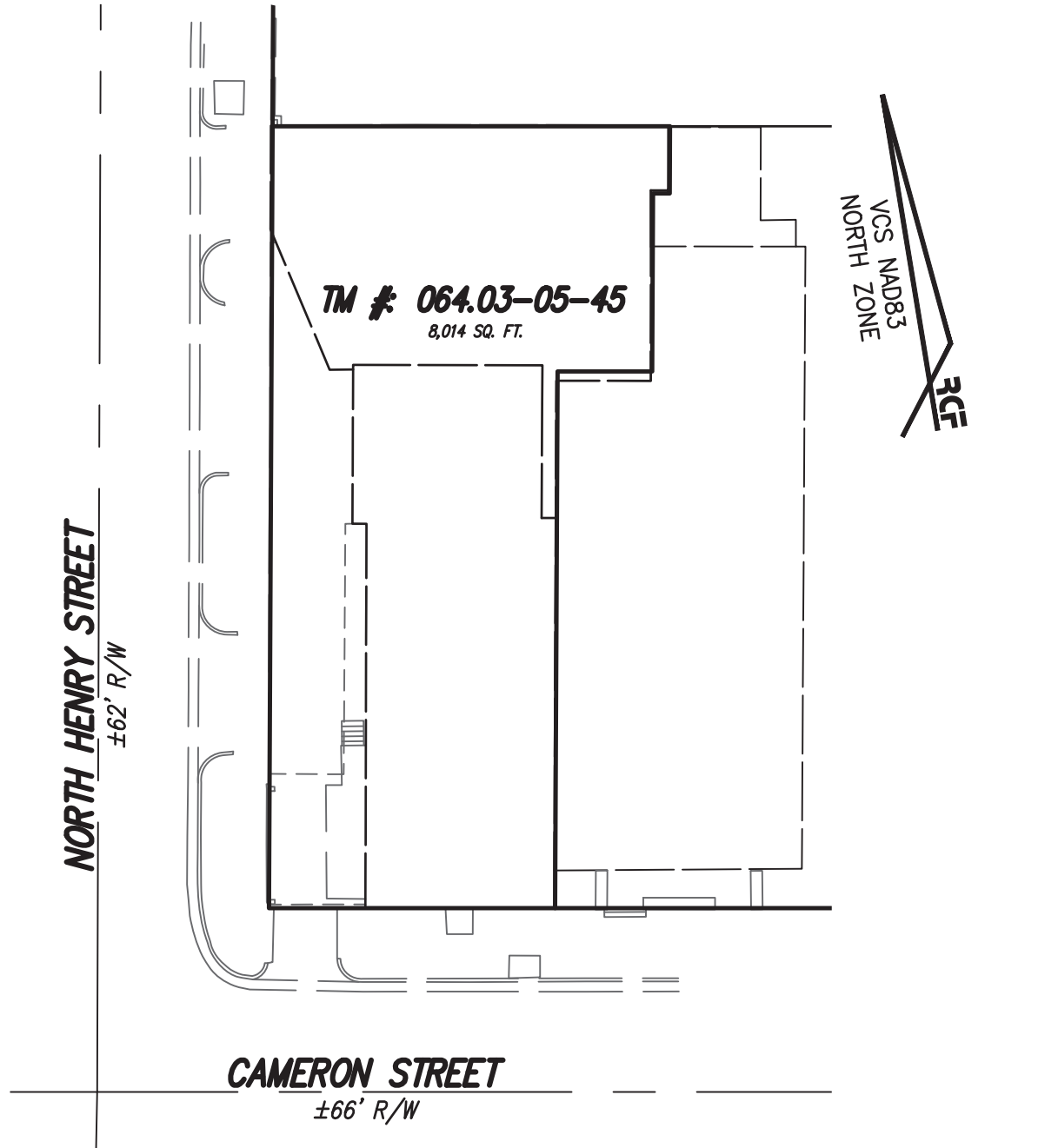
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VICINITY MAP
 1019 CAMERON STREET
 CITY OF ALEXANDRIA, VIRGINIA

44

DATE	REVISION	DESIGN: DM
		DRAWN: RTB
		SCALE: 1" = 100'
		DATE: JAN, 2026
		SHEET 2
		FILE: 25-168

BUILDINGS AND STRUCTURES



ZONING TABULATIONS

EXISTING ZONING = COMMERCIAL LOW (CL)
 PROPOSED ZONING = COMMERCIAL DOWNTOWN (CD)
 EXISTING USE: OFFICE/COMMERCIAL WAREHOUSE
 PROPOSED USE: OFFICE
 BUILDING FOOTPRINT = 6,171 SF
 EXISTING BUILDING HEIGHT = 31.8'
 PROPOSED BUILDING HEIGHT = 42.0'
 PERMITTED BUILDING HEIGHT = 50' (CD)



Wed, Jan 07, 2026 - 5:01:06pm - i:\2025\25168\DWG\DELM\01_Reasoning_Application\25168 - Reasoning Exhibit.dwg



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ENGINEERING • LAND SURVEYING • PLANNING

BUILDINGS AND STRUCTURES EXHIBIT
 1019 CAMERON STREET
 CITY OF ALEXANDRIA, VIRGINIA

45

DATE	REVISION	DESIGN: DM
		DRAWN: RTB
		SCALE: 1" = 30'
		DATE: JAN, 2026
		SHEET 3
		FILE: 25-168