



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.

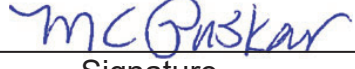
Name	Address	Percent of Ownership
1. Carolyn T. Pizzano, Trustee	[REDACTED]	100%
2.		
3.		

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]

3/17/2026

Date

City and State

Zip Code

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
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, 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

 Date

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

 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.

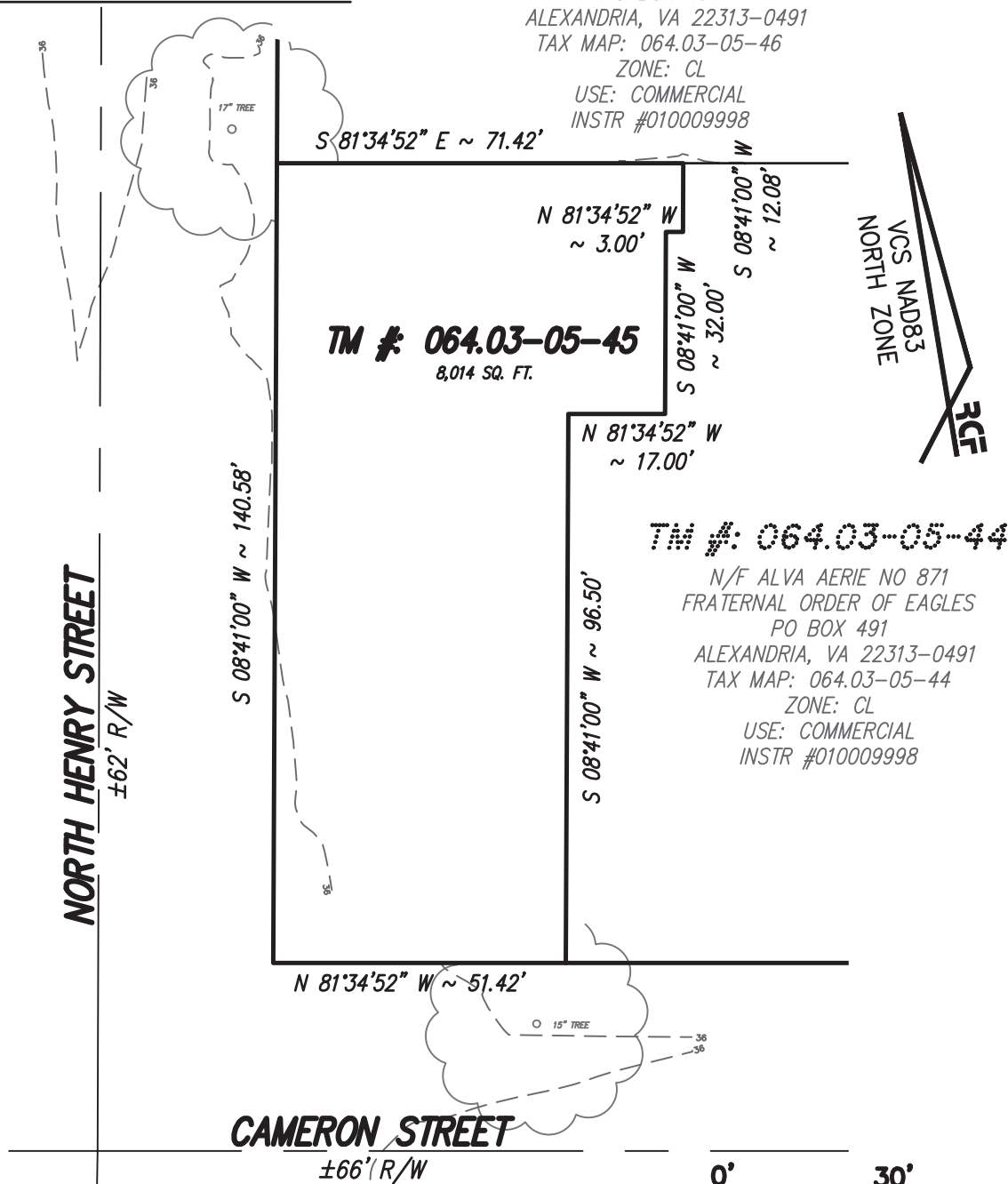
The Applicant anticipates the offices to accommodate approximately 75 employees and operate during days and hours typical of office uses. Loading operations at the Property will cease with the elimination of the warehouse use, aside from deliveries typically associated with office uses. Noise, odors, 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).

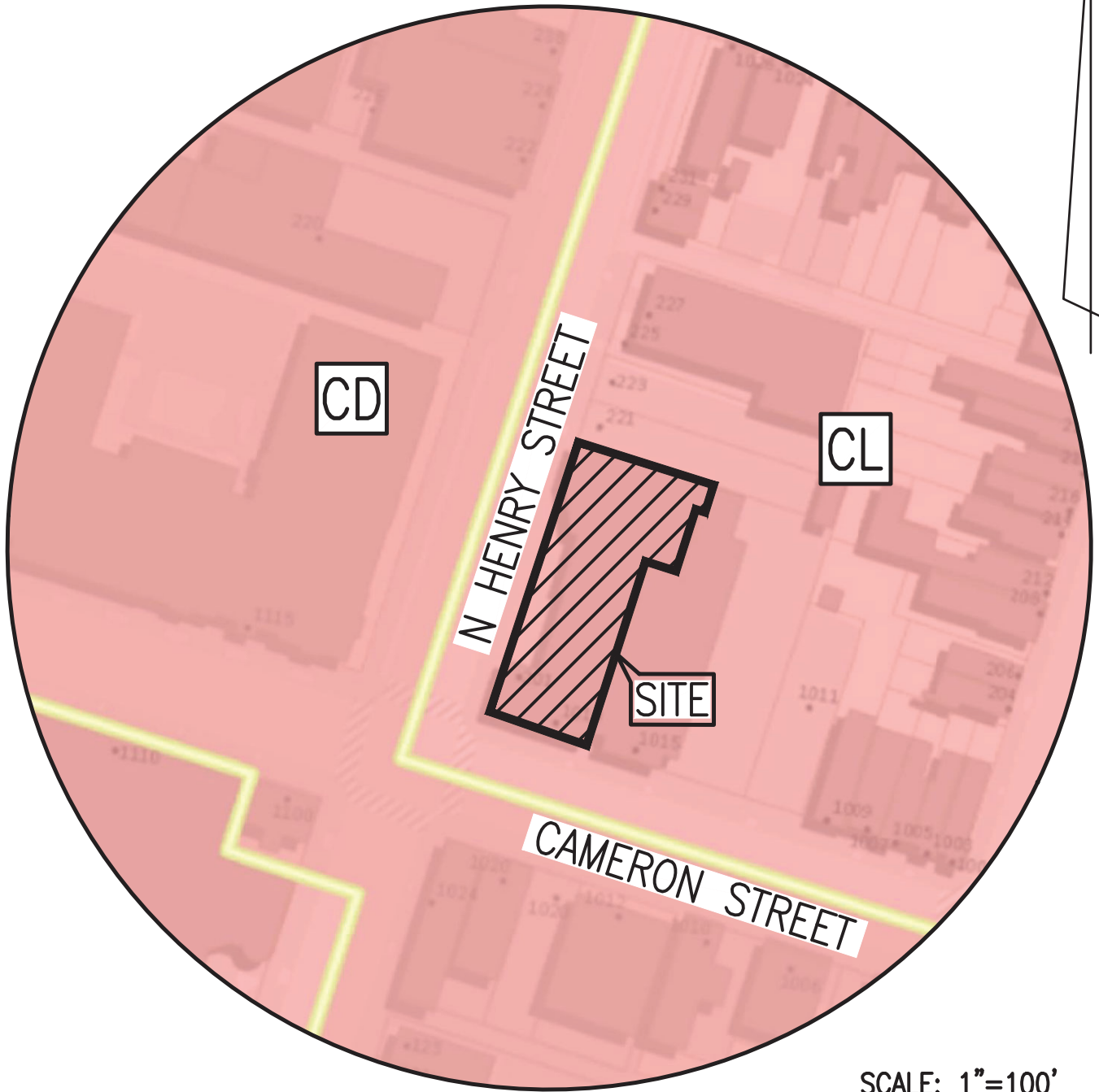
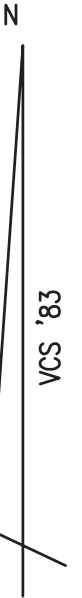
RCF
 ENGINEERING • LAND SURVEYING • PLANNING

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



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

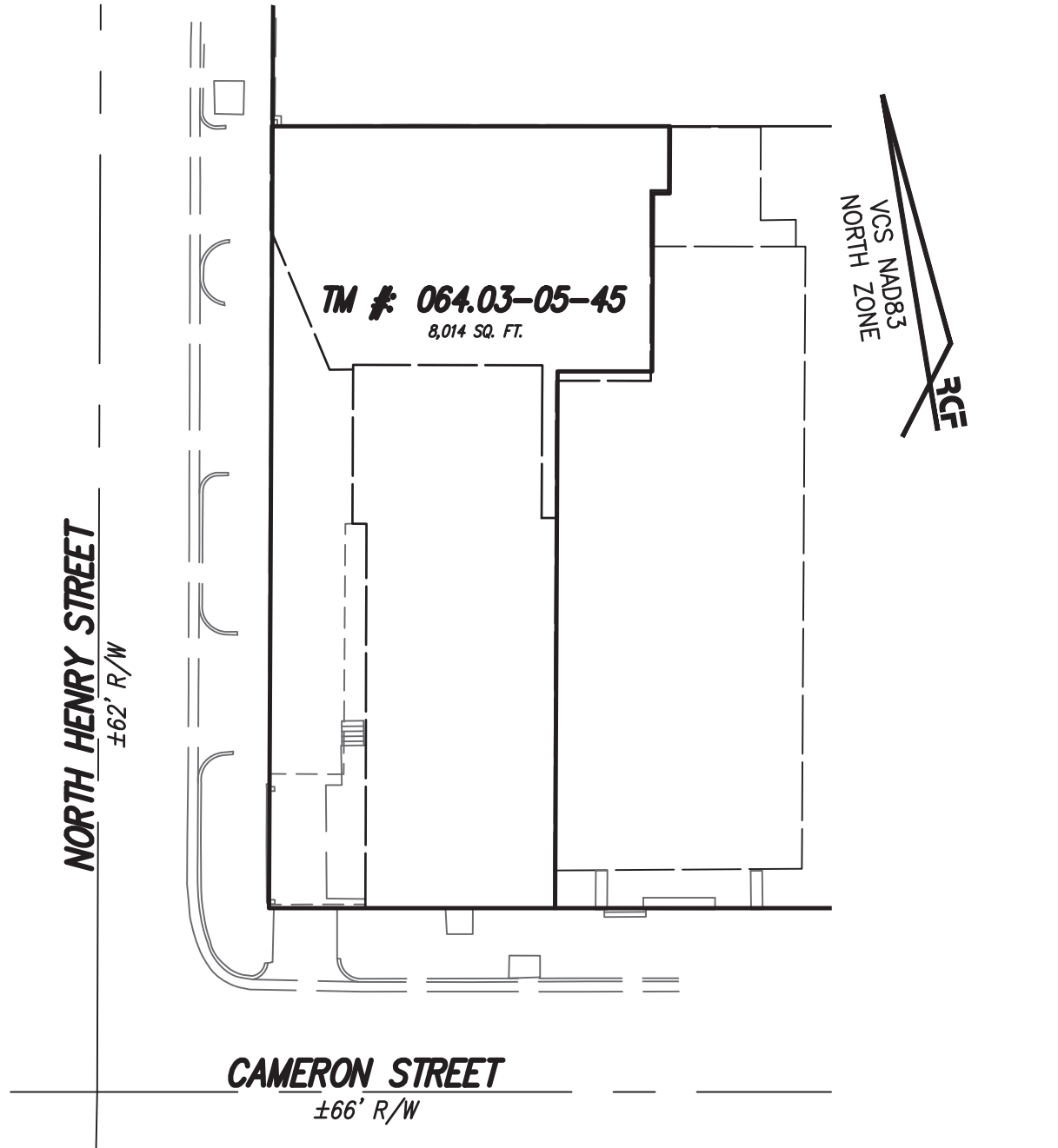
625 N. WASHINGTON ST
 SUITE 250
 ALEXANDRIA, VA 22314
 703.549.6422
 www.rcfassoc.com

ENGINEERING • LAND SURVEYING • PLANNING

VICINITY MAP
 1019 CAMERON STREET
 CITY OF ALEXANDRIA, VIRGINIA

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



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

ENGINEERING • LAND SURVEYING • PLANNING

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

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