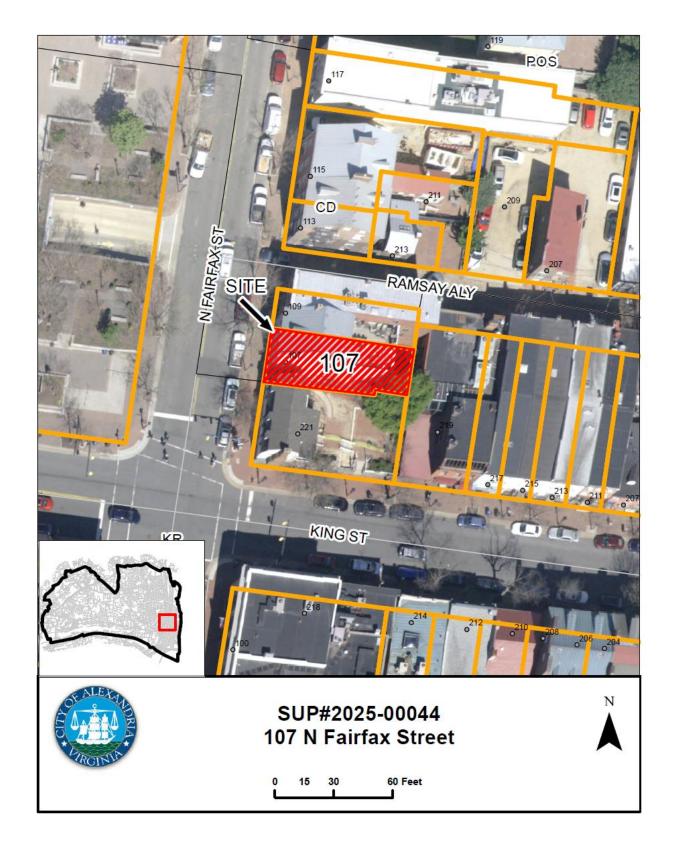
Application	Genera	al Data
Public Hearing and consideration of a request	Planning Commission	October 9, 2025
for a Special Use Permit for Floor Area Ratio	Hearing:	
up to 2.5 to allow for the proposed addition	City Council	October 18, 2025
to an existing nonresidential building	Hearing:	
Address:	Zone:	CD/Commercial
107 North Fairfax Street		Downtown
Applicant:	Small Area Plan:	Old Town Small Area
KAPS LLC		Plan

**Staff Recommendation:** APPROVAL

Staff Reviewers: Catie McDonald, <a href="mailto:catherine.mcdonald@alexandriava.gov">catherine.mcdonald@alexandriava.gov</a>

Sam Shelby, sam.shelby@alexandriava.gov



#### I. DISCUSSION

The applicant, KAPS LLC, requests Special Use Permit approval for a floor area ratio (FAR) up to 2.5 for expansion of the auxiliary dwelling on the upper floors of an existing building located at 107 North Fairfax Street.

#### **SITE DESCRIPTION**

The subject property contains one lot of record with 28.2 feet of frontage along North Fairfax Street. Its lot size is 2,028 square feet. A mixed-use building occupies the subject property with restaurant/retail on the first floor and auxiliary dwellings on the upper floors. In total, the building contains approximately 3,542 square feet of net floor area. A mix of commercial and residential uses surround the property. Additionally, the subject property is within the Old and Historic Alexandria District. As such, any addition to the property would require approval from the Board of Architectural Review.



*Figure 1 – Subject property* 

#### **BACKGROUND**

The subject property was originally constructed in the late eighteenth century as a single-unit dwelling. Sometime between 1841 and 1885, the building's primary use changed to become a bakery. Between 1885 and 1946, the building's use changed multiple times, including office and retail uses. By 1946, the building was being used as an antique shop on the ground floor with two apartments on the upper floors.

In 1967, a building permit was approved to construct a two-story addition, which resulted in the building's current condition. The ground floor of the building has been occupied by the Dolci Gelati Café since 2015, with auxiliary dwellings on the upper floors.

#### **AUXILIARY DWELLINGS**

Auxiliary dwellings are defined in Section 2-136.2 of the Zoning Ordinance as "a portion of a commercial building containing up to four dwelling units located on a ground floor or floors above or below retail or commercial uses." The CD zone categorizes auxiliary dwellings as nonresidential for the purpose of applying the zone's bulk and open space requirements. Given this, the building and proposal would be subject to the CD zone's nonresidential FAR requirements and would be exempt from providing open space or setbacks.

#### PROPOSAL

The applicant proposes to combine the existing auxiliary dwelling units on the upper floors into a single auxiliary dwelling unit and to construct an addition to the upper floors. There would be no change in the building's footprint. The applicant proposes renovations and additions to the upper floor. The work would include a fourth-floor front and rear dormer expansion with a rooftop deck and pergola connected to a third-floor rear balcony via metal stairs. The proposed addition would be 894 square feet, bringing the building to a total of 5,070 square feet of floor area (2.5 FAR). At the project's conclusion, one auxiliary dwelling unit would be provided and the first floor of the building would remain commercial. The applicant requests SUP approval to allow for a nonresidential floor area (FAR) of 2.5 for the proposed expansion. See proposed elevations in Figures 2 and 3, below.

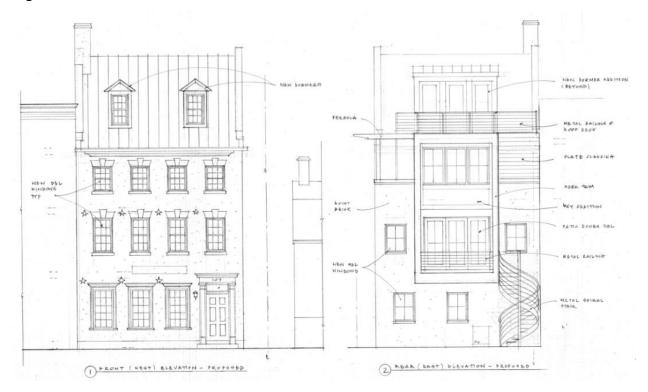
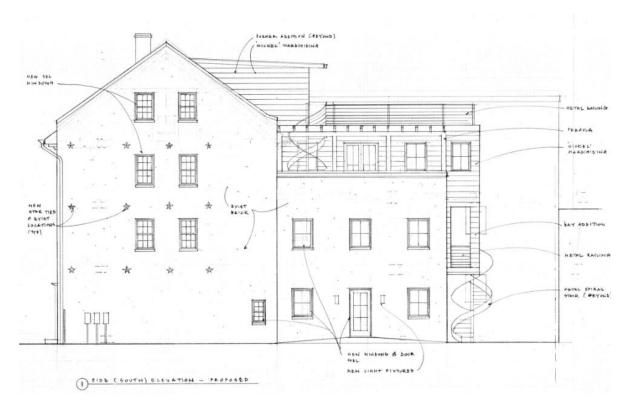


Figure 2 – Proposed front (west) and rear (east) elevations



*Figure 3 – Proposed side (south) elevation* 

#### **PARKING**

The subject property is located in the Enhanced Transit Area as well as the Central Business District. Per Section 8-300(B), within the central business district the "provisions of section 8-200(A) shall not apply to restaurants and outdoor dining." As such, there is no parking requirement for the ground floor restaurant use. In addition, auxiliary dwellings in the CD zone do not have a minimum parking requirement within the Enhanced Transit Area. Therefore, the subject property does not have a minimum parking requirement.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CD/Commercial Downtown. The CD zone allows a maximum 1.5 FAR for nonresidential uses and allows up to 2.5 FAR with SUP approval.

The existing building provides 3,542 square feet of non-residential floor area, which, based on its lot size, results in a floor area ratio (FAR) of 1.75. When the building was last expanded in 1967, the subject property was zoned C-3/Commercial. The C-3 zone allowed a maximum FAR of 3.0. Along with the City's 1992 comprehensive Zoning Ordinance re-write, the subject property was rezoned to CD/Commercial Downtown. The CD zone permits a maximum FAR of 1.5 for non-residential uses. The existing building became noncomplying with regard to FAR with the 1992 rezoning.

With the proposed renovations, the building would provide 5,070 square feet of non-residential floor area or a non-residential FAR of 2.5. Because the FAR would exceed what would be permitted by-right, the proposed non-residential floor area requires SUP approval.

The proposal is not subject to yard or open space requirements because the CD zone exempts nonresidential uses from these requirements.

The Old Town Small Area Plan (SAP) and the King Street Retail Strategy envision active ground floor uses at the subject property and encourage full utilization of upper floors with uses that support an active and vibrant area. Both envision residential uses on upper floors of buildings within the SAP.

#### II. STAFF ANALYSIS

Staff recommends approval of the SUP request to allow up to 2.5 non-residential FAR to expand the existing building's upper floors. The applicant's proposal would be consistent with the King Street Retail Strategy which encourages redevelopments that "facilitate the addition of upper floor uses, such as retail, residential and office, that are appropriate to enhancing and energizing King Street." As such, the retention of the existing ground floor restaurant use and the expansion of the upper floors' auxiliary dwelling would maintain the site's consistency with the SAP and the King Street Retail Strategy.

#### BULK AND COMPATIBILITY

Staff recommends approval of the applicant's request for increased floor area. One of the key considerations for this type of request is whether the proposed FAR and resulting structures would be compatible with its surroundings. Technically, section 11-504 states that Council may consider whether the use "will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property." Staff supports the request because it will not dominate the surrounding uses given it would be consistent in design with neighboring buildings with regard to height, mass, and scale, and would be compatible with the character of the neighborhood.

While City Council may consider the request for general compatibility, the final design appropriateness would be determined by the Board of Architectural Review (BAR). City Council approval of the request would allow an FAR of up to 2.5 for the proposed addition. The BAR would determine the proposal's compatibility with the Old and Historic Alexandria District (OHAD) design guidelines.

The proposed FAR of the subject property would be within the range of those of the surrounding buildings in the CD zone, see Table 1, below. Additionally, the proposed height of 35.5 feet would be under the maximum height permitted for the zone and would be comparable to the surrounding properties.

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

Table 1: Surrounding Property's FARs

The subject property is also directly across the street from City Hall which has a floor area of approximately 100,000 square feet.

The proposed increase in FAR will not have any undue adverse effect upon adjacent and surrounding property or the character of the neighborhood as it maintains the vision of the King Street Retail Strategy for active ground floor uses with auxiliary residential dwellings on the upper floors. In terms of neighborhood compatibility, while the proposed rear addition would be somewhat visible from King Street, it would be fairly screened by existing trees and shrubbery. Except for the additional proposed dormer on the front, a majority of the proposed addition would not be visible from North Fairfax Street.

Overall, the requested increase in FAR would not impact the surrounding neighborhood because the proposed expansion would be within the size range of neighboring buildings and would be in character with this area of Old Town. All changes would continue to facilitate the active mixed uses envisioned by the King Street Retail Strategy.

#### **OTHER CONSIDERATIONS**

Staff notified the Old Town Civic Association on September 15, 2025. No comments or questions have been received as of the publication of this report.

Staff recommends approval of the Special Use Permit request.

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning Sam Shelby, Principal Planner, Department of Planning and Zoning Catherine McDonald, Urban Planner, Department of Planning and Zoning

<u>Staff Note:</u> In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### III. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

#### Transportation & Environmental Services:

C-1 Based on the removal of downspouts shown on the architectural drawings, please note that all downspouts should continue to discharge to gutter pans in order to maintain the existing drainage patterns. (T&ES)

#### Code Administration:

C-1 A building permit is required.

#### Fire:

No comments or concerns.

#### Office of Housing:

No comments received.

#### Health:

No comments received.

#### Recreation, Parks and Cultural Activities:

No comments received.

#### Police Department:

No comments received.

#### Historic Preservation:

No comments received.

#### Historic Alexandria (Archaeology):

No comments.



# APPLICATION SPECIAL USE PERMIT

#### SPECIAL USE PERMIT #

_	S COLOR	PECIAL USE PERIV			
PRO	PERTY LOCATION	<sub>N:</sub> 107 North Fairfa	ax Street		
TAX	MAP REFERENCE:_	075.01 - 02 - 19	)	_ZONE:	CD
<b>APP</b> Name	LICANT:	KAPS LLC			
Addre	ess:				
PRO	POSED USE: Unch	anged - Mixed use with first floor re	etail and upper floors residen	tial, and request	an increase in FAR
<u>'</u>		D, hereby applies for a Spe -11-500 of the 1992 Zoning			
•	permission to the	ED, having obtained perr City of Alexandria staff a ding premises, land etc., con	and Commission Mer	mbers to vis	
•	permission to the Ci	ED, having obtained per ty of Alexandria to post plac ant to Article IV, Section 4-1 ia.	card notice on the prop	erty for which	h this application
~	including all surveys accurate to the best materials, drawings representations mad the applicant unless illustrative of general	ED, hereby attests that all s, drawings, etc., required to of their knowledge and bel or illustrations submitted ide to the Director of Plannings those materials or represal plans and intentions, sul 0), of the 1992 Zoning Ordi	to be furnished by the a lief. The applicant is h in support of this app ing and Zoning on this sentations are clearly bject to substantial re	applicant are ereby notified lication and application verteed to be vision, pursu	true, correct and that any written any specific oral will be binding on a non-binding or ant to Article XI,
	trick Camus		Paham	9	23 July 25
Print	Name of Applicant or Ag	gent	Signature		Date
Mailin	g/Street Address		Telephone #		Fax #
			e		
City a	nd State	Zip Code	En	nail address	

PROPI	ERTY OWNER'S AUTHORIZATION	
As the	property owner ofN/A	, I hereby
	(Property Address)	
grant tl	` • • ·	e use as
J		(use)
describ	ped in this application.	
Name <sup>.</sup>		Phone
riamo	Please Print	
Address	3:	Email:
7144166	<del>.</del>	
Signat	ure:	Date:
		plan attached.
2	The applicant is the (check one):	
2.	The applicant is the <i>(check one):</i> [▶] Owner	
	[ ] Contract Purchaser	
	[] Lessee or	
	[ ] Other:	of the subject property.
unless	•	ership of any person or entity owning an interest in the applicant or owner, in which case identify each owner of more than three percent.
		<del></del>

#### OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. /</u>	Applicant.	State the	name,	address	and	percent	of own	ership	of any	person	or entity	ownin	ng an
intere	est in the	applicant,	unless t	he entity	is a	corpor	ation o	r partn	ership,	in which	case ic	dentify	each
owne	r of more	than three	percent.	The ter	m ow	nership	interest	shall i	nclude :	any legal	or equita	able int	terest
held	at the time	of the appli	cation in	the real p	oropei	ty which	is the	subject	of the a	application	١.		

Name	Address	Percent of Ownership
<sup>1</sup> Patrick and Kerry Adams		100%
2.		
3.		
2. Property. State the name, addressinterest in the property located at	•	
unless the entity is a corporation or pa percent. The term ownership interest application in the real property which	shall include any legal or equitable	

Name	Address	Percent of Ownership
1.		
2		
۲.		
3.		4000/
Patrick and Kerry Adams		100%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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 the12-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, <u>click here.</u>

Name of person or entity	Relationship as defined by	Member of the Approving
	Section 11-350 of the Zoning	Body (i.e. City Council,
	Ordinance	Planning Commission, etc.)
Patrick and Kerry Adams	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applic	ant or the applicant's authorized agent, I h	nereby attest to the best of my ability that
the information	on provided above is true and correct.	Panam
23 July 25	Patrick Camus	
Date	Printed Name	Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or of which there is some form of compensation, does this agent or the business in which the agent is employed business license to operate in the City of Alexandria, Virginia?	
[v] <b>Yes.</b> Provide proof of current City business license	
[ ] <b>No.</b> The agent shall obtain a business license prior to filing application, if required by the City Code.	
NARRATIVE DESCRIPTION	
<b>3.</b> The applicant shall describe below the nature of the request <b>in detail</b> so that the Planning Common Council can understand the nature of the operation and the use. The description should fully discuss the activity. (Attach additional sheets if necessary.)	
We are requesting and increase in FAR from 1.5 to 2.5 to allow for an expansion of the building. The first floor will remain unchanged as retail, and the upper two apartments will remain as residential but will be renovated and expanded. The owners intend to make the upper floor of the building their full time residence.  Currently the building does not comply with the FAR, so the proposed increase will bring the property into compliance and allow for the expansion. The existing building is	
smaller than the surrounding properties and the proposed increase is relatively small compared to the density of its neighbors.  Their are no significant changes to the front elevation, other than proposed new	
dormers on the 4th floor, and the Small Area Plan 'Active Streetscape' will be maintained. The majority of the expansion will occur at the rear of the property with an expansion of the Third Floor and moving the existing roof deck from the Third Floor to the Fourth floor as to not loose usable outdoor space. This will be obliquely visible from	
King Street behind the Ramsay House garden. With the propsed rear staircase from the Second floor to the rear yard, the existing outdoor space becomes better connected to the building. The addition is set back from the South elevatrion to	
maintain the historical story line of the property.	

#### **USE CHARACTERISTICS**

Pleas	se describe the capacity of the p	roposed use:				
A.	How many patrons clients in	oupils and other such users do you expect?				
		Specify time period (i.e., day, hour, or shift).				
	Unchanged					
В.	How many employees, staff a	and other personnel do you expect?				
	Specify time period (i.e., day,	•				
	Unchanged					
Pleas	se describe the proposed hours	and days of operation of the proposed use:				
Dav:		Hours:				
	anged	Hours: Unchanged				
Unch	anged					
Pleas	anged se describe any potential noise e	emanating from the proposed use.				
Pleas	anged se describe any potential noise e	Unchanged				
Pleas	se describe any potential noise e  Describe the noise levels ant	emanating from the proposed use.				
Pleas	se describe any potential noise e  Describe the noise levels ant	emanating from the proposed use.				
	se describe any potential noise e  Describe the noise levels ant  AC condenser to serve to	emanating from the proposed use.				
Pleas	se describe any potential noise e  Describe the noise levels ant  AC condenser to serve to	emanating from the proposed use.  cicipated from all mechanical equipment and patrons.  the expanded residential area, of typical noise				

Pleas	se provide information regarding trash and litter generated by the use.
A.	What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  Unchanged
B.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or poweek)  Unchanged
C.	How often will trash be collected? Unchanged, Twice a week
D.	How will you prevent littering on the property, streets and nearby properties?  Unchanged and will comply with City ordinances
	any hazardous materials, as defined by the state or federal government, be handled, stored, or general roperty?

[] Ye	es. [v]	No.	
If yes,	, provide the na	ame, monthly quantity, and specific disposal method below:	-
			-
What N/A		roposed to ensure the safety of nearby residents, employees and patrons?	-
			-
			-
——	L SALES		-
OHOL		posed use include the sale of beer, wine, or mixed drinks?	-
		oosed use include the sale of beer, wine, or mixed drinks?  [-] No	-
	Will the prop [✓] Yes If yes, descr		- ABC licen
	Will the prop  [✓] Yes  If yes, descrinclude on-p	[-] No ribe existing (if applicable) and proposed alcohol sales below, including if the	- ABC licen
	Will the prop  [✓] Yes  If yes, descrinclude on-p	[-] No ribe existing (if applicable) and proposed alcohol sales below, including if the	- ABC licen -

#### **PARKING AND ACCESS REQUIREMENTS**

14.	A.	How many parking spaces of each type are provided for the proposed use:									
		0	_ Standard spaces								
		0	_ Compact spaces								
		0	_ Handicapped accessible spaces.								
		0	Other.								
			Planning and Zoning Staff Only								
	Ro	Required number of spaces for use per Zoning Ordinance Section 8-200A									
	D	oes the application m	eet the requirement? [ ] Yes [ ] No								
	В.	Where is red [ ] on-site [ ] off-site	uired parking located? (check one)								
		If the require	ed parking will be located off-site, where will it be located?								
	N	•	rking required for this use								
site pa	arking ustria	within 500 feet o	Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off- f the proposed use, provided that the off-site parking is located on land zoned for commercial uses must provide parking on-site, except that off-street parking may be provided within 300 use permit.								
	C.		n in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.								
		[ ] Parking	reduction requested; see attached supplemental form								
15.	Ple	ase provide infor	mation regarding loading and unloading facilities for the use:								
	A.	How many lo	pading spaces are available for the use? N/A								
			Planning and Zoning Staff Only								
		Required number of	loading spaces for use per Zoning Ordinance Section 8-200								
		Does the application	most the requirement?								

[] Yes [] No

B.	Where are off-street loading facilities located? N/A
C.	During what hours of the day do you expect loading/unloading operations to occur?  N/A
D.	How frequently are loading/unloading operations expected to occur, per day or per week, as approp
	N/A
	reet access to the subject property adequate or are any street improvements, such as a new turning landessary to minimize impacts on traffic flow?
N/A	4
E CH	ARACTERISTICS
Will t	the proposed uses be located in an existing building? [/] Yes [] No
Do y	you propose to construct an addition to the building? [/] Yes [] No
How	large will the addition be? 701 square feet.
\	
vvna	at will the total area occupied by the proposed use be?
	at will the total area occupied by the proposed use be?  2 sq. ft. (existing) + $\frac{894}{}$ sq. ft. (addition if any) = $\frac{4436}{}$ sq. ft. (total)
3542	
3542 The [~] a	sq. ft. (existing) + 894 sq. ft. (addition if any) = 4436 sq. ft. (total)  proposed use is located in: (check one) stand alone building
3542 The [/] a [ ] a	sq. ft. (existing) + 894 sq. ft. (addition if any) = 4436 sq. ft. (total)  proposed use is located in: (check one) stand alone building house located in a residential zone
3542 The [/] a [ ] a [ ] a	sq. ft. (existing) + 894 sq. ft. (addition if any) = 4436 sq. ft. (total)  proposed use is located in: (check one) stand alone building house located in a residential zone warehouse
3542 The [/] a [ ] a [ ] a	sq. ft. (existing) + 894 sq. ft. (addition if any) = 4436 sq. ft. (total)  proposed use is located in: (check one) stand alone building house located in a residential zone

**End of Application** 



## **Department of Planning & Zoning**Special Use Permit Application Checklist

Supplemental application for the following uses:
Automobile Oriented
Parking Reduction
Signs
✓ Substandard Lot
Lot modifications requested with SUP use
Interior Floor Plan
Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment
If Applicable
✓ Plan for outdoor uses
Contextual site image
Show subject site, on-site parking area, surrounding buildings, cross streets



### **2025 City of Alexandria Business License**

Finance Department, Revenue Administration Division, City of Alexandria 301 King Street, Room 1700, Alexandria, VA 22314 Phone: 703,746,4800 http://www.alexandriava.gov/

License Number:

119044-2025

**Account Number:** 

119044

Tax Period:

2025

**Business Name:** 

STUDIO CAMUS LLC
STUDIO CAMUS, LLC

Trade Name: Business Location:



License Classification(s):

Professional Occupations/Businesses 9-071-004 Architect

March 31, 2025

#### Dear Taxpayer:

This is your 2025 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit http://www.alexandriava.gov/ or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

#### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number:

119044-2025

**Account Number:** 

119044

Tax Period:

2025

Business Name:

STUDIO CAMUS LLC

Trade Name:

STUDIO CAMUS, LLC

**Business Location:** 

STUDIO CAMUS LLC

is granted to:

\_\_\_\_\_

This license has been issued by the Revenue

Administration Division of the City of Alexandria and

License Classification(s):

Professional Occupations/Businesses

9-071-004 Architect



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

B

111										
A.	Property Infor	rmation								
<b>A1</b> .	107 North Fairfax Street Street Address							CD		
								Zon	е	
12.	2. 2028			x 1.5	2.5 with SUP		=		3042 / 5070	
	Total Lot Area		Floo	Floor Area Ratio Allowed by Zone		ne	Max	rimum Allowable Floor Area		
3.	Existing Gross Floor Area Existing Gross Area		Alle	owable Exclu	sions**					
	Basement	813		Bas	ement**	813		B1.	5217	Sq. F
	First Floor	1389		Sta	irways**	225			Existing Gross Floor Area*	
	Second Floor	1389		Me	chanical**	25		B2.	1673	Sq. Ft.
	Third Floor	813	3	Atti	c less than 7'**	460			Allowable Floor Exclusions**	
	Attic	813	3		ches**			В3.	3542	
	Porches	Marketoneses			cony/Deck**				Existing Floor Area Minus Excl (subtract B2 from B1)	
						150		Con	nments for Existing Gross Flo	or Area
	Balcony/Deck			atory***	150		001	minerits for Existing Gross Flo	OI AICA	
	Lavatory***			Oth	er**					
	Other**  Total Gross 5217		Other**  B2. <u>Total Exclusions</u> 1673							
B1.										
	Basement			Bas	ement**			C1.	894	Sq. F
	First Floor				irways**			C1.	Proposed Gross Floor Area*	Sq. F
		64						C2.	0	Sq. Ft.
		Second Floor 64		Mechanical**				<b>C2</b> .	Allowable Floor Exclusions**	
	Third Floor 549			Attic less than				C3.	894	Sa. F
	Attic	281		Por	ches**				Proposed Floor Area Minus Exclusions (subtract C2 from C1)	
	Porches			Bal	cony/Deck**					
	Balcony/Deck			Lav	atory***					
	Lavatory***			Oth	er**					
	Other			Oth	er**				Notes	
:1.	Total Gross	) 894		C2. <u>Tot</u>	al Exclusions	10'			*Gross floor area is the sum of under roof of a lot, measured fro	m the fac
<b>)</b> .	Total Floor Area		E. Open Space				of exterior walls, including basements garages, sheds, gazebos, guest building and other accessory buildings.			
01.	5070 w/SUF	•	Sq. Ft.	E1.	400		Sq. Ft.		** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some	
	Total Floor Area (	add B3 an	d C3)		Existing Ope	n Space				
2.	4436		Sq. Ft.	E2	0		Sq. Ft.		exclusions.	101 30/11
	Total Floor Area Allowed			Required Op	en Space			***Lavatories may be excluded	up to	
	by Zone (A2)		E3	336		Sq. Ft.	. Ft.	maximum of 50 square feet, per lavator. The maximum total of excludable area for		
							3q. 1 t.		lavatories shall be no greater th	

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

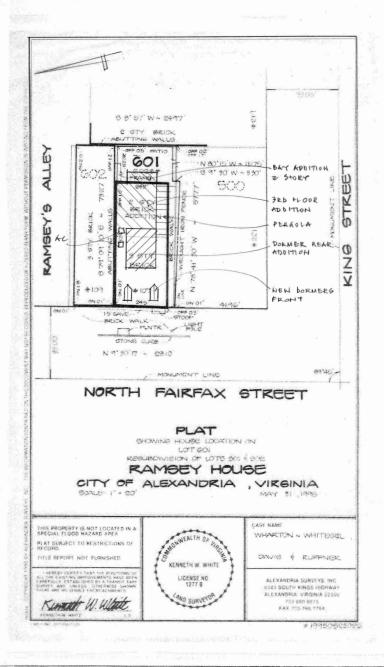
#### DRAWING INDEX

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

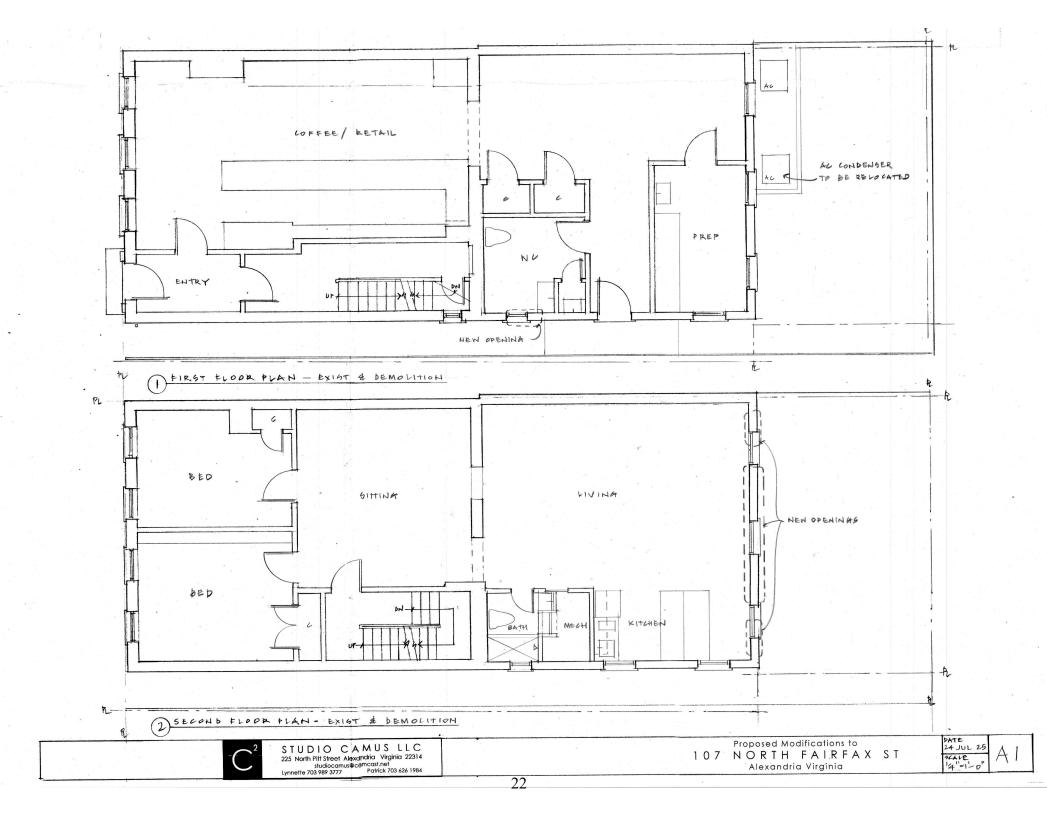
#### **Project Scope**

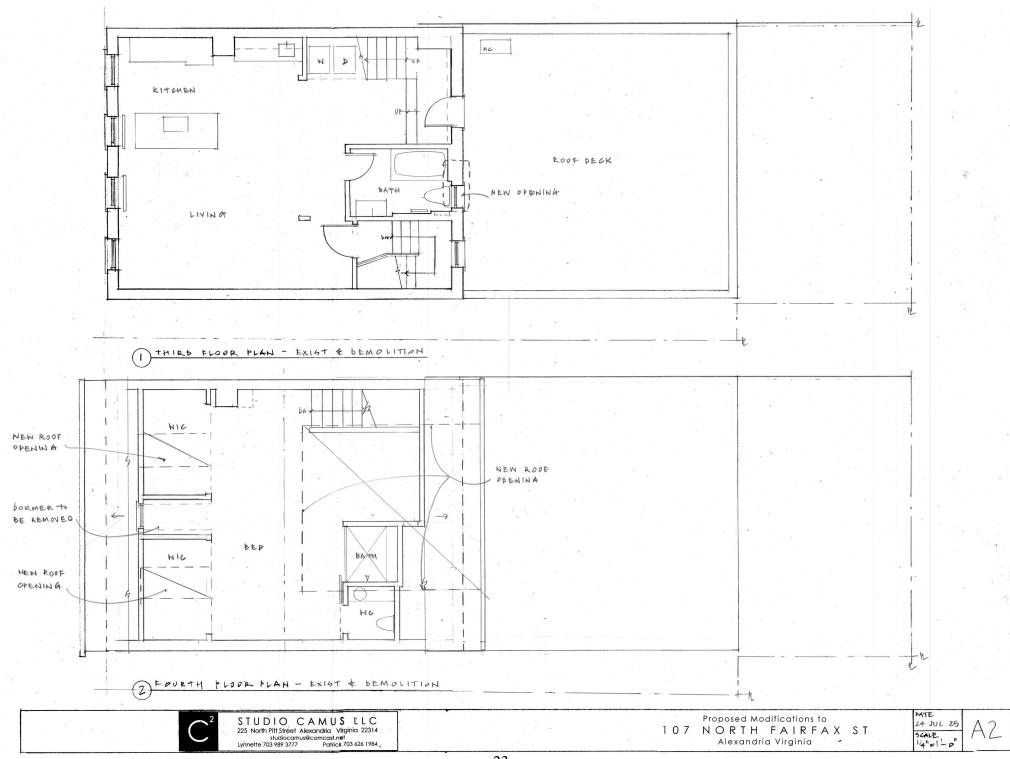
Third floor addition with two story bay. New Dormers at the front elevation and Dormer addition at the rear

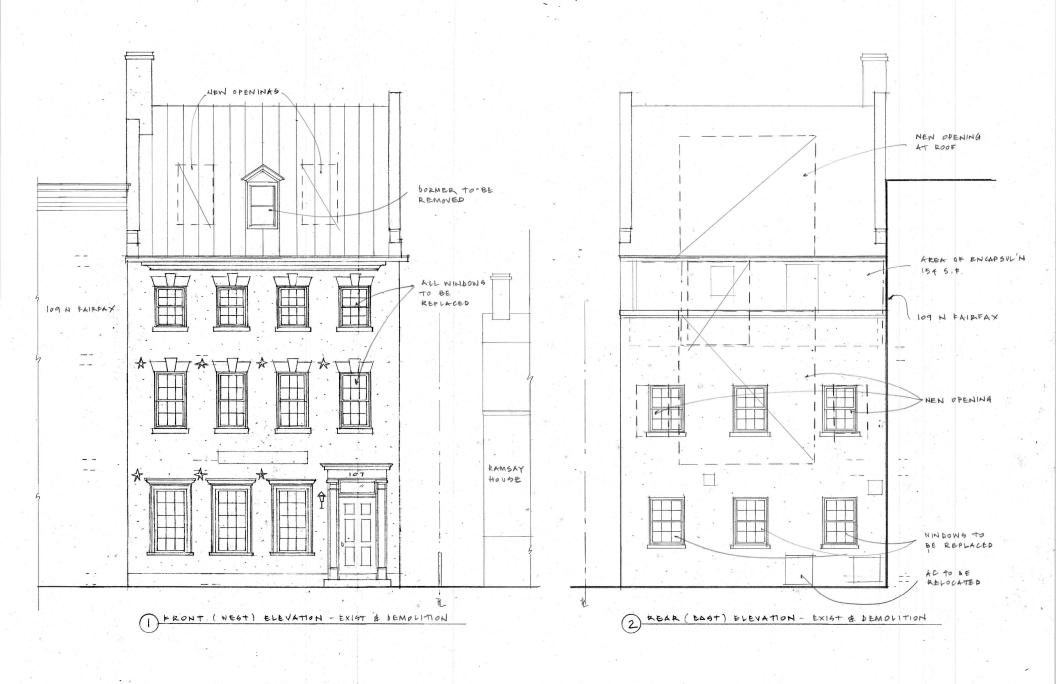








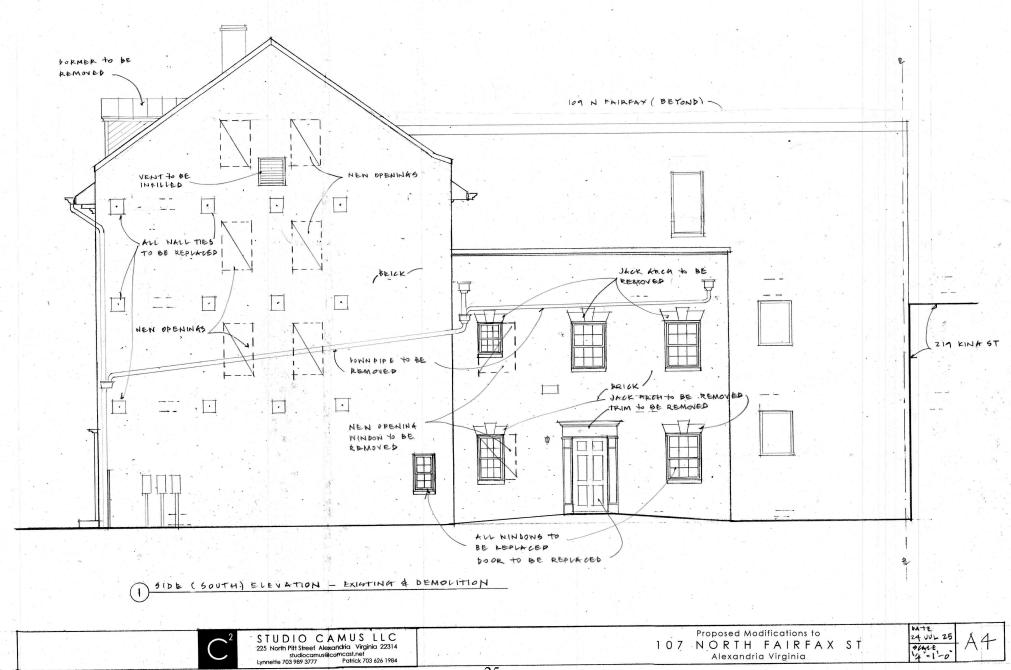


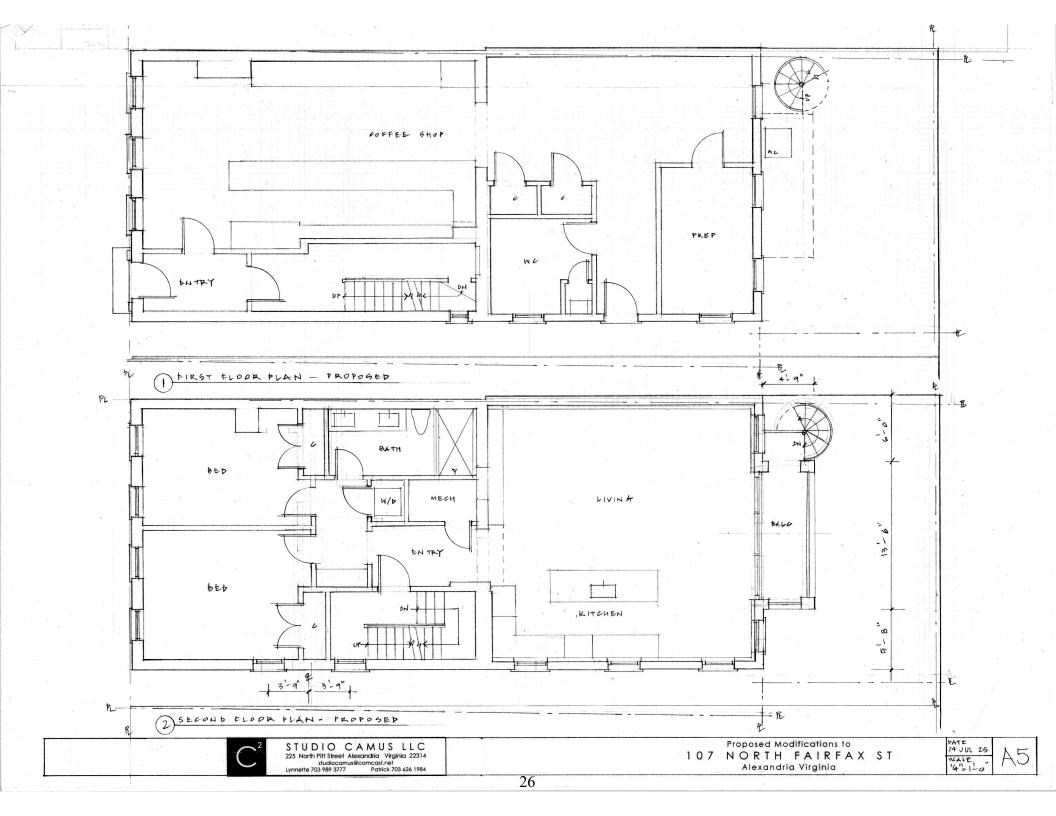


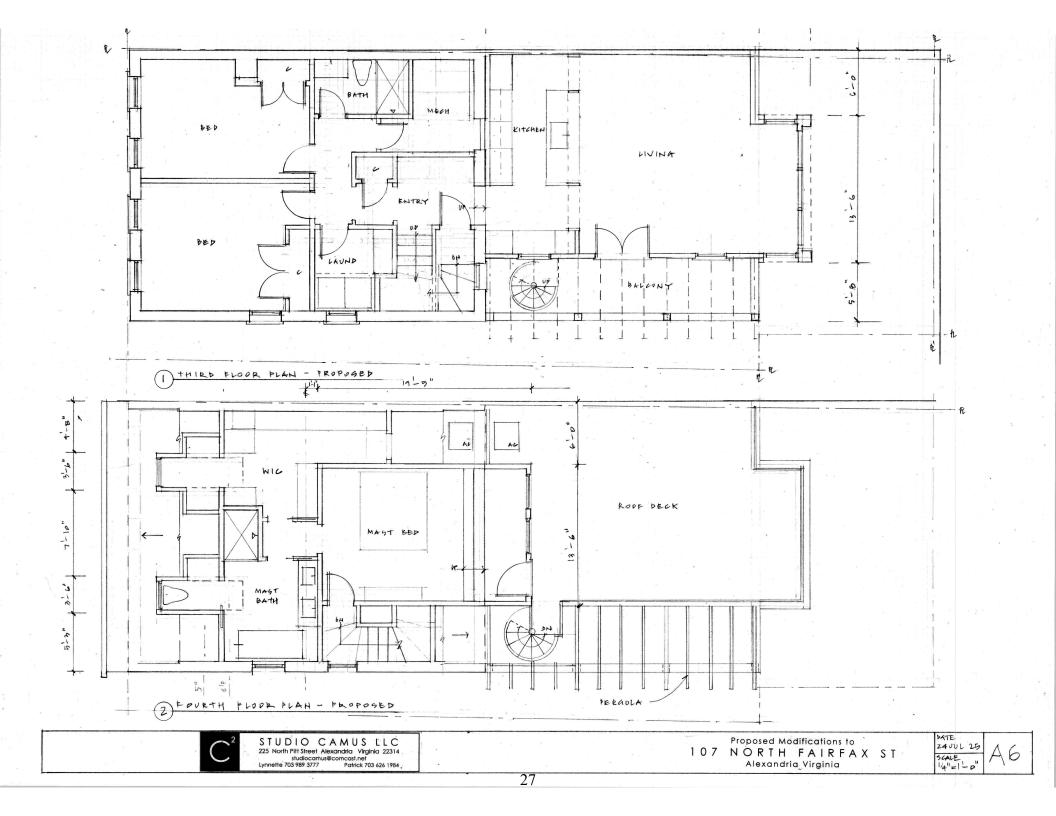
 $C^{2}$ 

 Proposed Modifications to
107 NORTH FAIRFAX ST
Alexandria Virginia

DATE 2+ JUL 25 SCALE 14"=1-0"

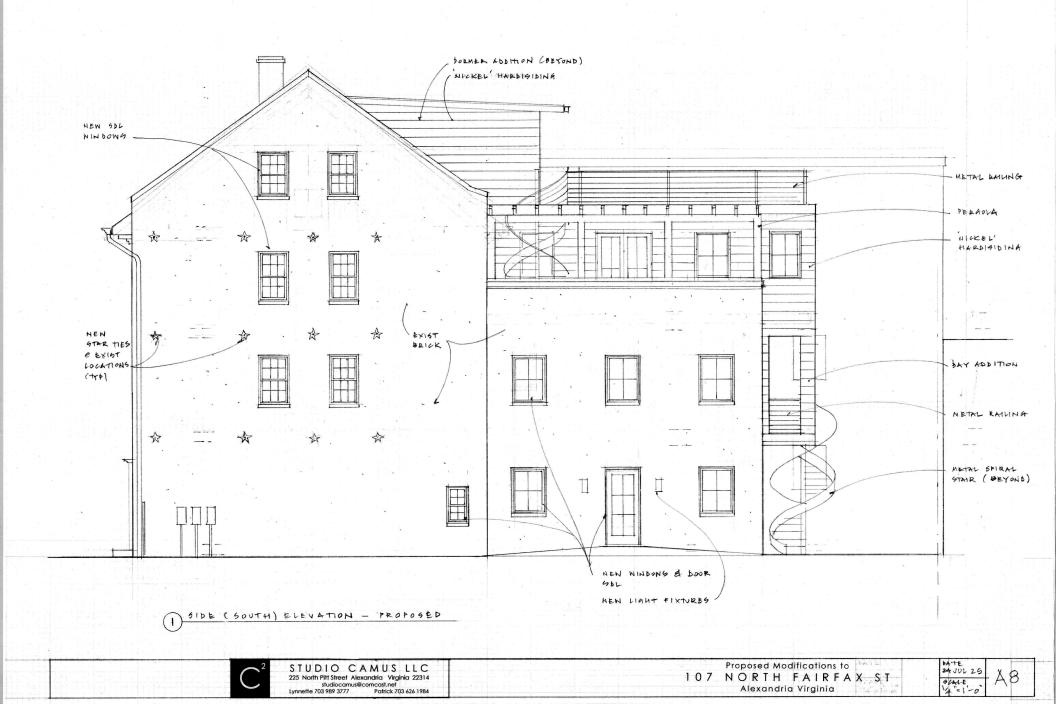


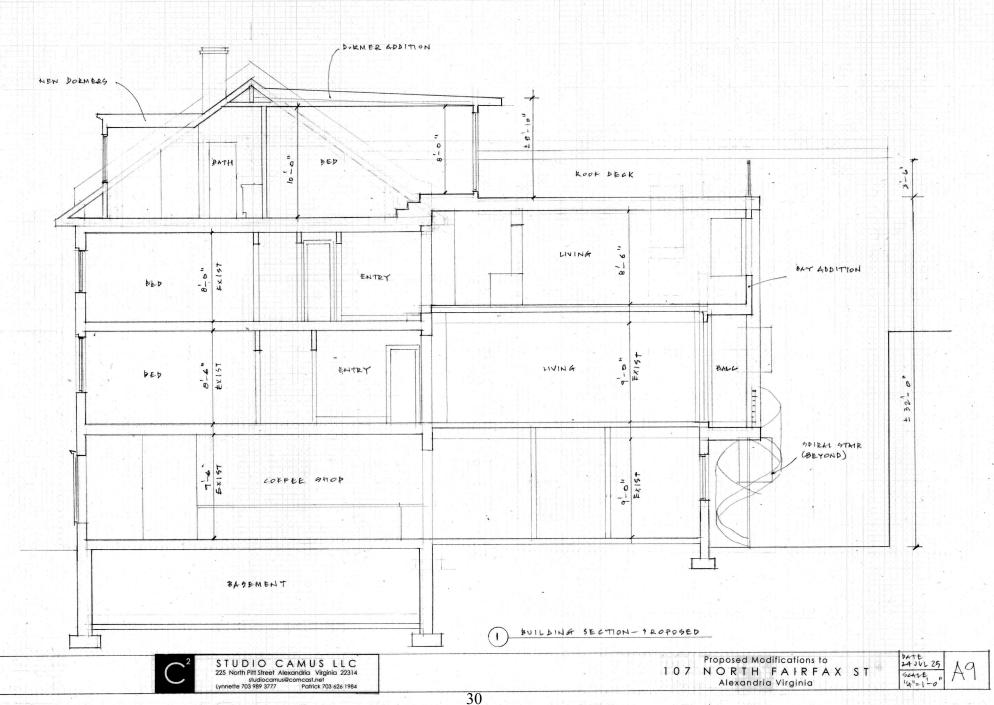


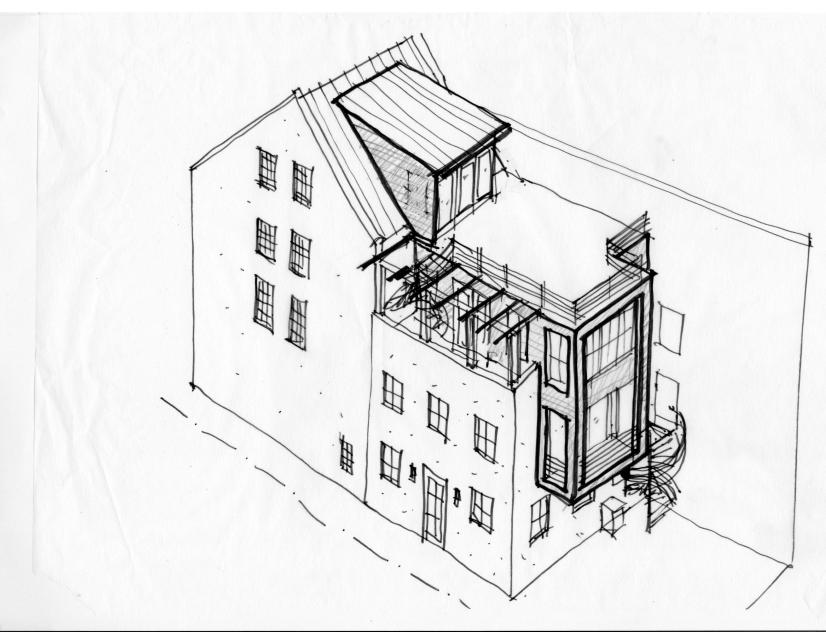




Alexandria Virginia







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

Proposed Modifications to 107 NORTH FAIRFAX STREET Alexandria Virginia

DATE SHEET 24 JULY 25 SCALE

N. T. 5