

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 107 NORTH FAIRFAX ST

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 75.01-02-19 ZONING: CD

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: PAT & KERRY ADAMS

[REDACTED]

City: [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: PATRICK CAMUS

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: KAPS LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

BAR CASE# \_\_\_\_\_

(OFFICE USE ONLY)

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- |                                              |                                                     |                                                     |                                   |
|----------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> awning              | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors    | <input checked="" type="checkbox"/> windows         | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____         |                                                     |                                                     |                                   |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

REQUEST APPROVAL FOR A TWO STOREY REAR  
BAY ADDITION AND A THIRD FLOOR ADDITION N A ROOF  
DECK

REMOVAL OF REAR PORTION OF EXIST ROOF AND REAR  
WALL TO ALLOW FOR ADDITION.

REPLACEMENT OF FRONT WINDOWS WITH NEW WOOD TOL  
& REAR WITH CLAD SCL

**SUBMITTAL REQUIREMENTS:**

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- |                                     |                                                                                                                       |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | N/A                                                                                                                   |
| <input type="checkbox"/>            | Survey plat showing the extent of the proposed demolition/encapsulation.                                              |
| <input type="checkbox"/>            | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input type="checkbox"/>            | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input type="checkbox"/>            | Description of the reason for demolition/encapsulation.                                                               |
| <input type="checkbox"/>            | Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.    |

**BAR CASE#** \_\_\_\_\_

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**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- |                                     |                          |                                                                                                                                                                                                                                                                                              |
|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | N/A                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | FAR & Open Space calculation form.                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing elevations must be scaled and include dimensions.                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | For development site plan projects, a model showing mass relationships to adjacent properties and structures.                                                                                                                                                                                |

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- |                          |                                     |                                                                                                                                                                                     |
|--------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | N/A                                                                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Linear feet of building: Front: _____ Secondary front (if corner lot): _____                                                                                                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Square feet of existing signs to remain: _____                                                                                                                                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Photograph of building showing existing conditions.                                                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.                                                                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Location of sign (show exact location on building including the height above sidewalk).                                                                                             |
| <input type="checkbox"/> | <input type="checkbox"/>            | Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).                                                                                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade. |

**Alterations:** Check N/A if an item in this section does not apply to your project.

- |                                     |                          |                                                                                                                                                           |
|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | N/A                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | An official survey plat showing the proposed locations of HVAC units, fences, and sheds.                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.                                           |

BAR CASE# \_\_\_\_\_

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**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: PATRICK CAMUS

Date: 5 NOV 2025



# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name                       | Address | Percent of Ownership |
|----------------------------|---------|----------------------|
| 1. Patrick and Kerry Adams |         | 100%                 |
| 2.                         |         |                      |
| 3.                         |         |                      |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 509 North Quaker Lane Alexandria VA 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name                       | Address | Percent of Ownership |
|----------------------------|---------|----------------------|
| 1.                         |         |                      |
| 2.                         |         |                      |
| 3. Patrick and Kerry Adams |         | 100%                 |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| Name of person or entity   | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|----------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1. Patrick and Kerry Adams | N/A                                                               | N/A                                                                         |
| 2.                         |                                                                   |                                                                             |
| 3.                         |                                                                   |                                                                             |

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

23 July 25

Date

Patrick Camus

Printed Name



Signature



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

B

**A. Property Information**  
A1. 107 North Fairfax Street  
A2. 2028  
CD Zone  
3042 / 5070  
Floor Area Ratio Allowed by Zone  
Maximum Allowable Floor Area

**B. Existing Gross Floor Area**  
Existing Gross Floor Area  
Basement 813  
First Floor 1389  
Second Floor 1389  
Third Floor 813  
Attic 813  
Porch 813  
Balcony/Deck 150  
Lavatory  
Other  
B1. Total Gross 5217  
B2. Total Exclusions 1673

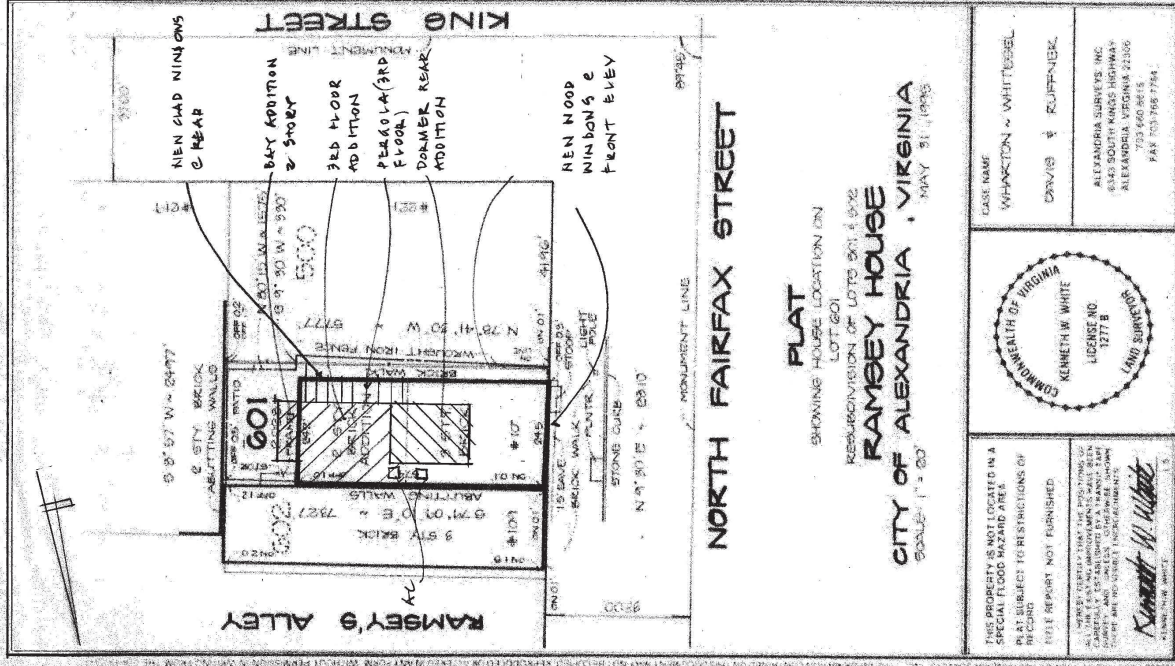
**C. Proposed Gross Floor Area**  
Proposed Gross Floor Area  
Basement  
First Floor 64  
Second Floor 548  
Third Floor 281  
Attic  
Porch  
Balcony/Deck  
Lavatory  
Other  
C1. Total Gross 894  
C2. Total Exclusions 0

**D. Total Floor Area**  
D1. 5070 w/ SUP  
Total Floor Area (add B2 and C2)  
4436  
D2. Total Floor Area Allowed by Zone (A2)  
4436

**E. Open Space**  
E1. Existing Open Space  
E2. Required Open Space  
E3. Proposed Open Space

**Notes**  
Total floor area is the sum of all areas of all floors, including basement, attic, porch, balcony, deck, and other enclosed spaces.  
Total floor area shall be no greater than 10% of gross floor area.  
Total floor area shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.  
Signature: Patricia Camus  
Date: 24 July 2025



**FLAT**  
SHOWING HOUSE LOCATION ON LOT 601  
REAR DIVISION OF LOTS 601 & 602  
RAMZEY HOUSE  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 50'

**SEAL OF THE CITY OF ALEXANDRIA, VIRGINIA**  
KENNETH W. WHITE  
LICENSE NO. 1277 B  
LAND SURVEYOR

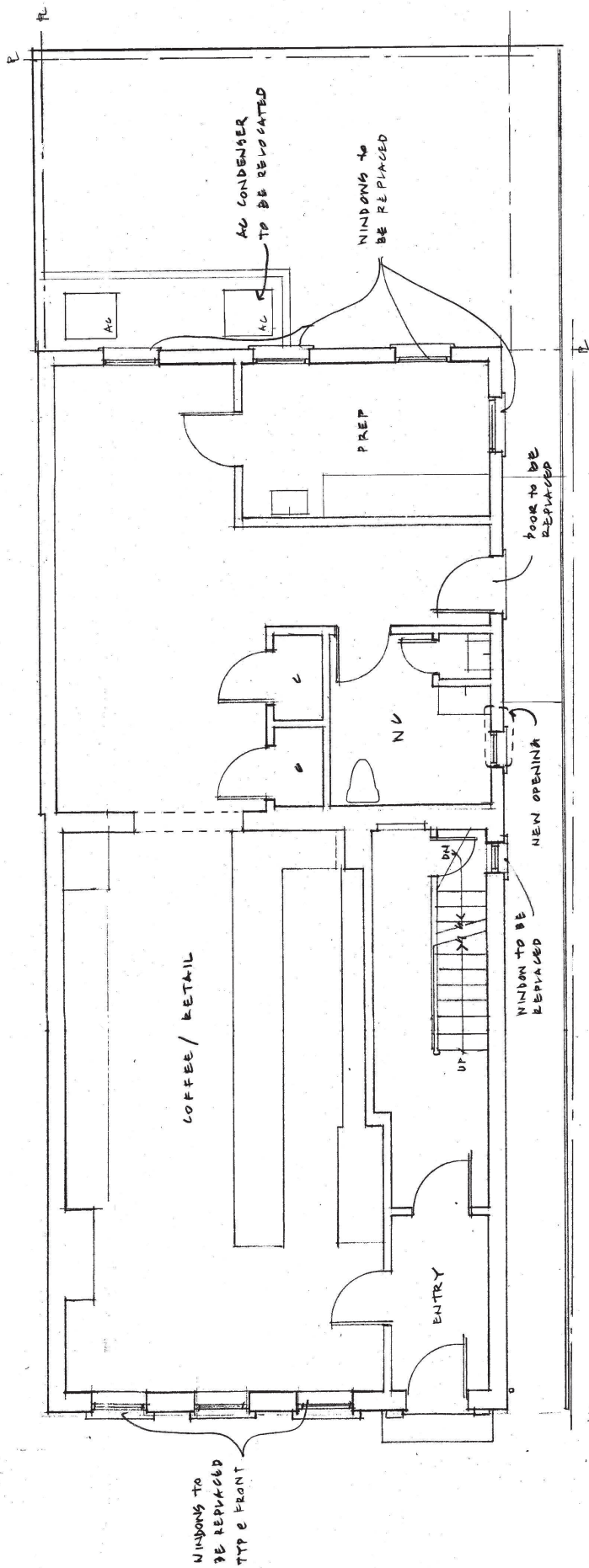
**THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. PLAT SUBJECT TO RESTRICTIONS OF RECORD.**  
TITLE REPORT NOT FURNISHED

**CASE NAME**  
WHAKTON & WHITEHEAD  
**OWNER**  
DAVID & RUPPENBER  
**EXAMINER**  
ALEXANDRIA SURVEYS, INC.  
8345 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
PAX 703.766.1784

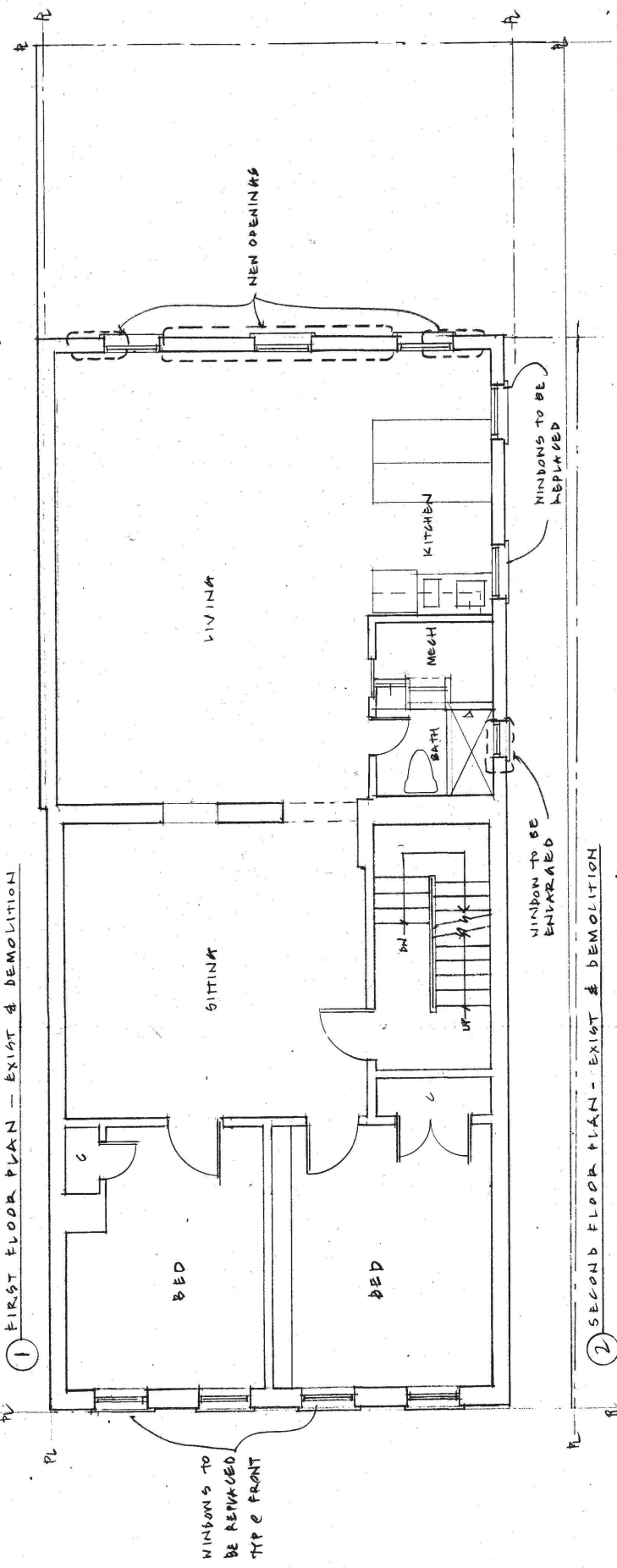
**STUDIO CAMUS LLC**  
225 North 9th Street Alexandria, Virginia 22314  
studioscamus@comcast.net  
Lynette 703.989.3777 Patrick 703.626.1984

Proposed Modifications to  
107 NORTH FAIRFAX STREET  
Alexandria Virginia

DATE 5 NOV 25  
SCALE 1" = 20' 0"

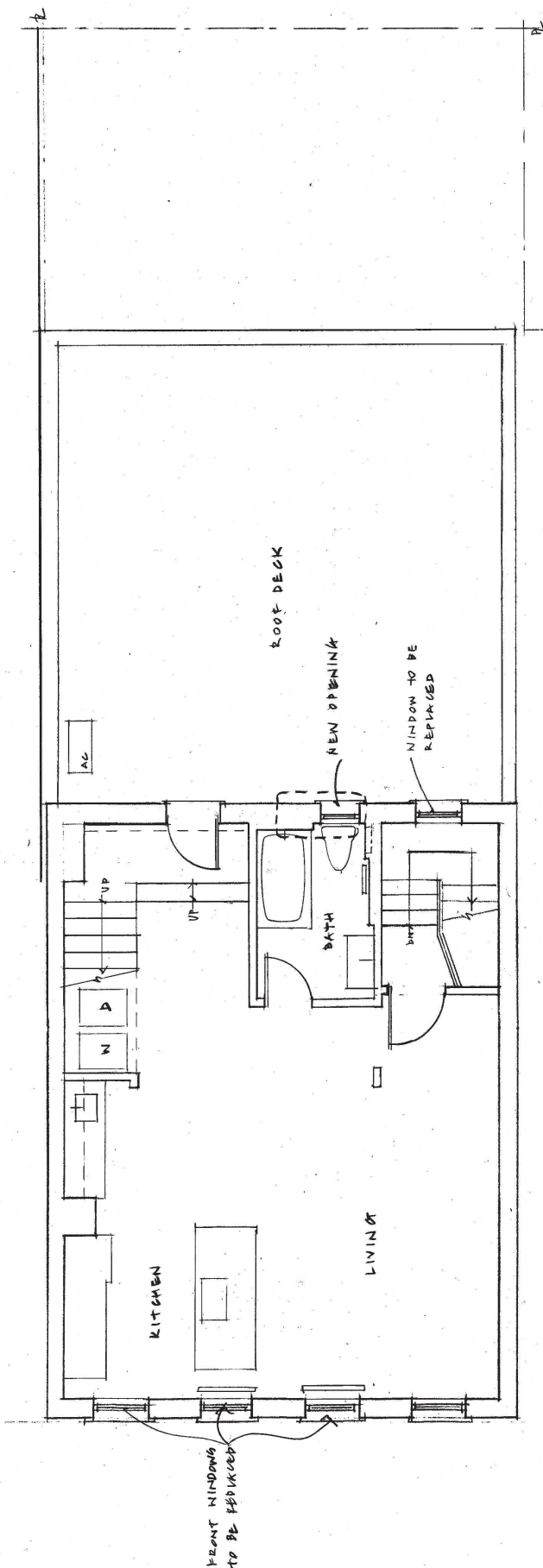


1 FIRST FLOOR PLAN - EXIST & DEMOLITION

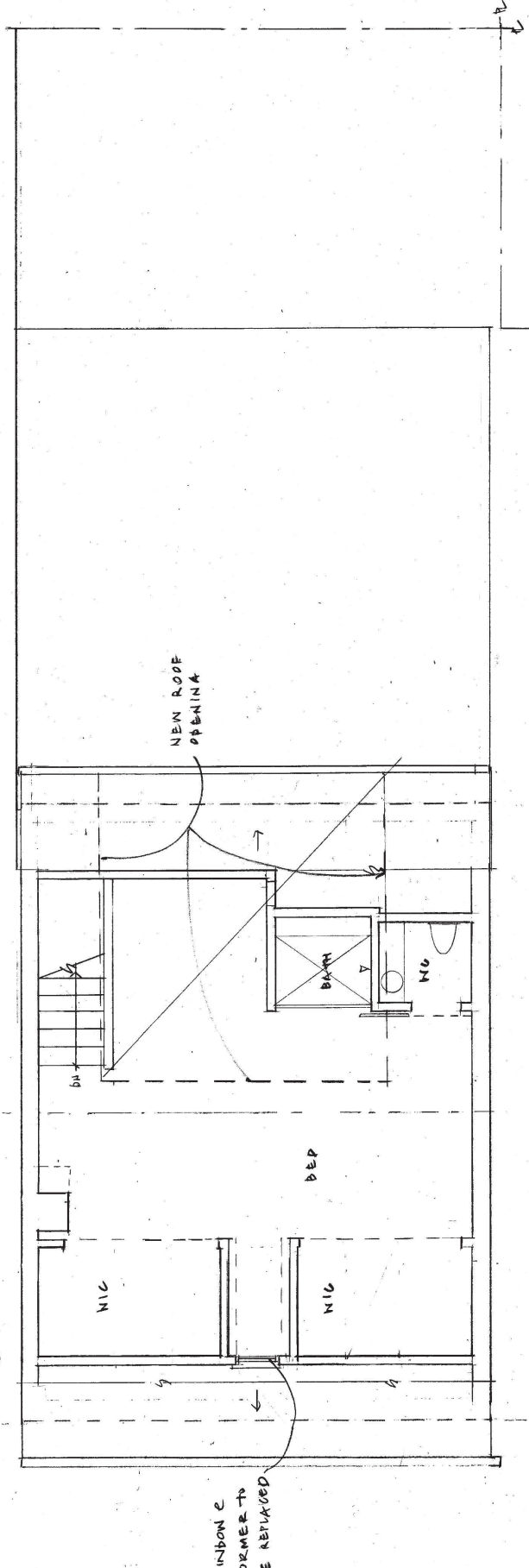


2 SECOND FLOOR PLAN - EXIST & DEMOLITION

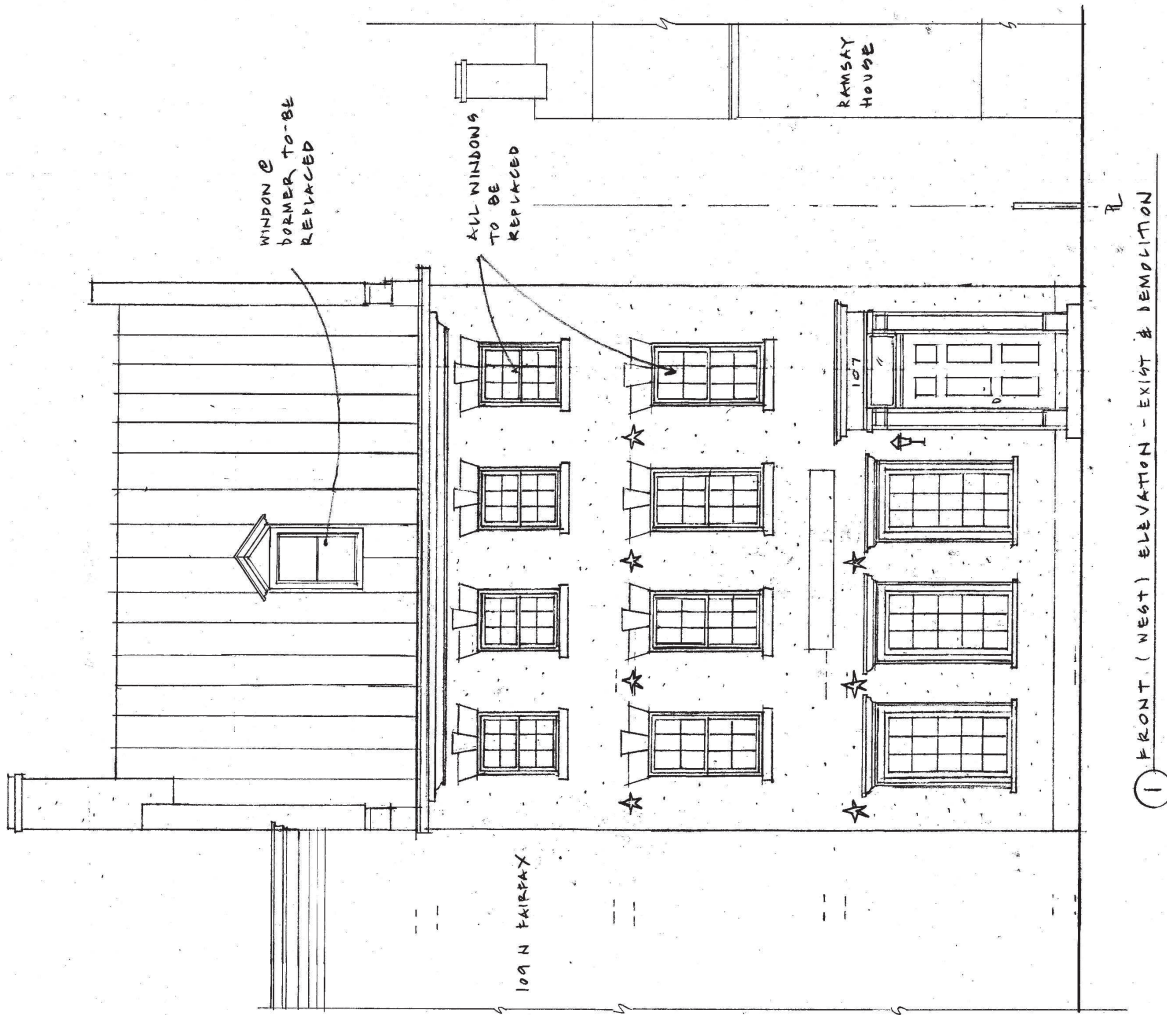




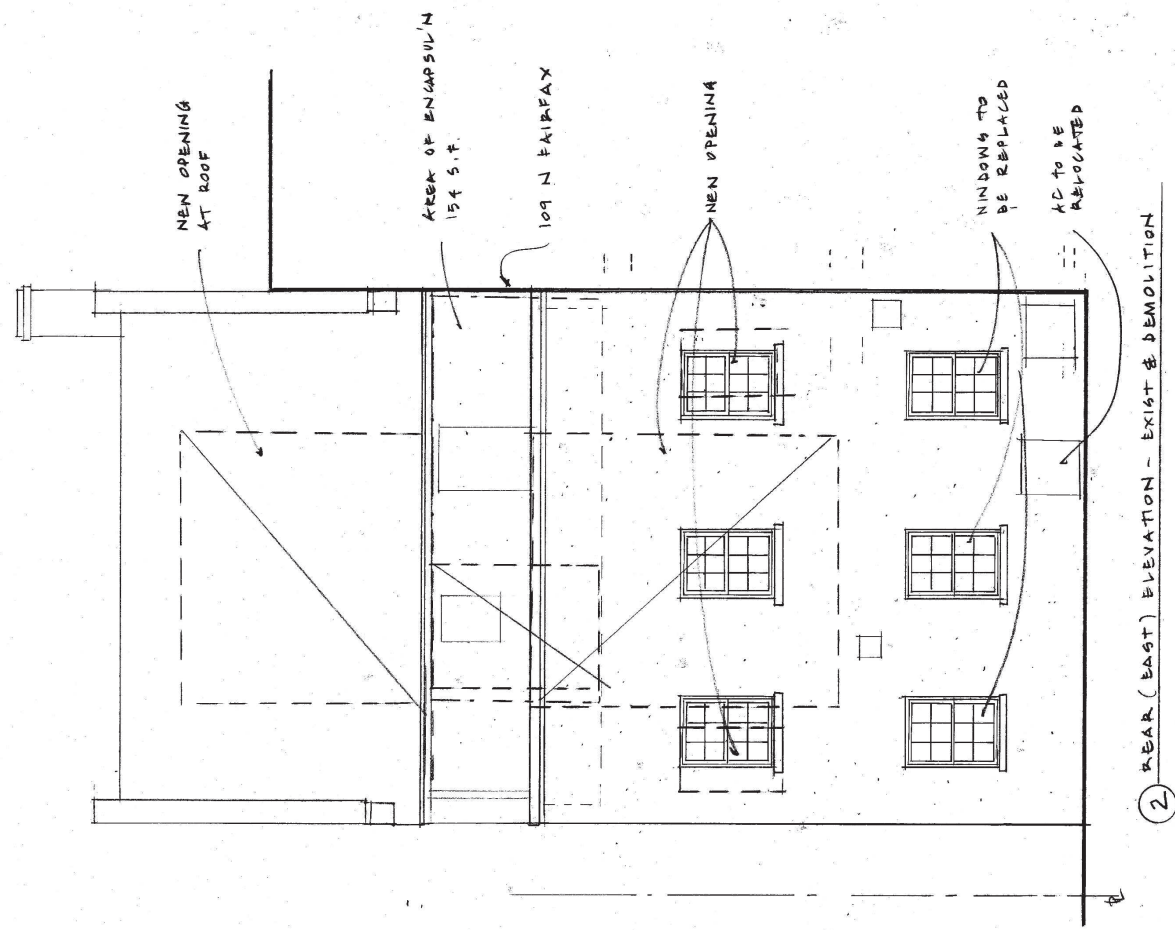
1 THIRD FLOOR PLAN - EXIST & DEMOLITION



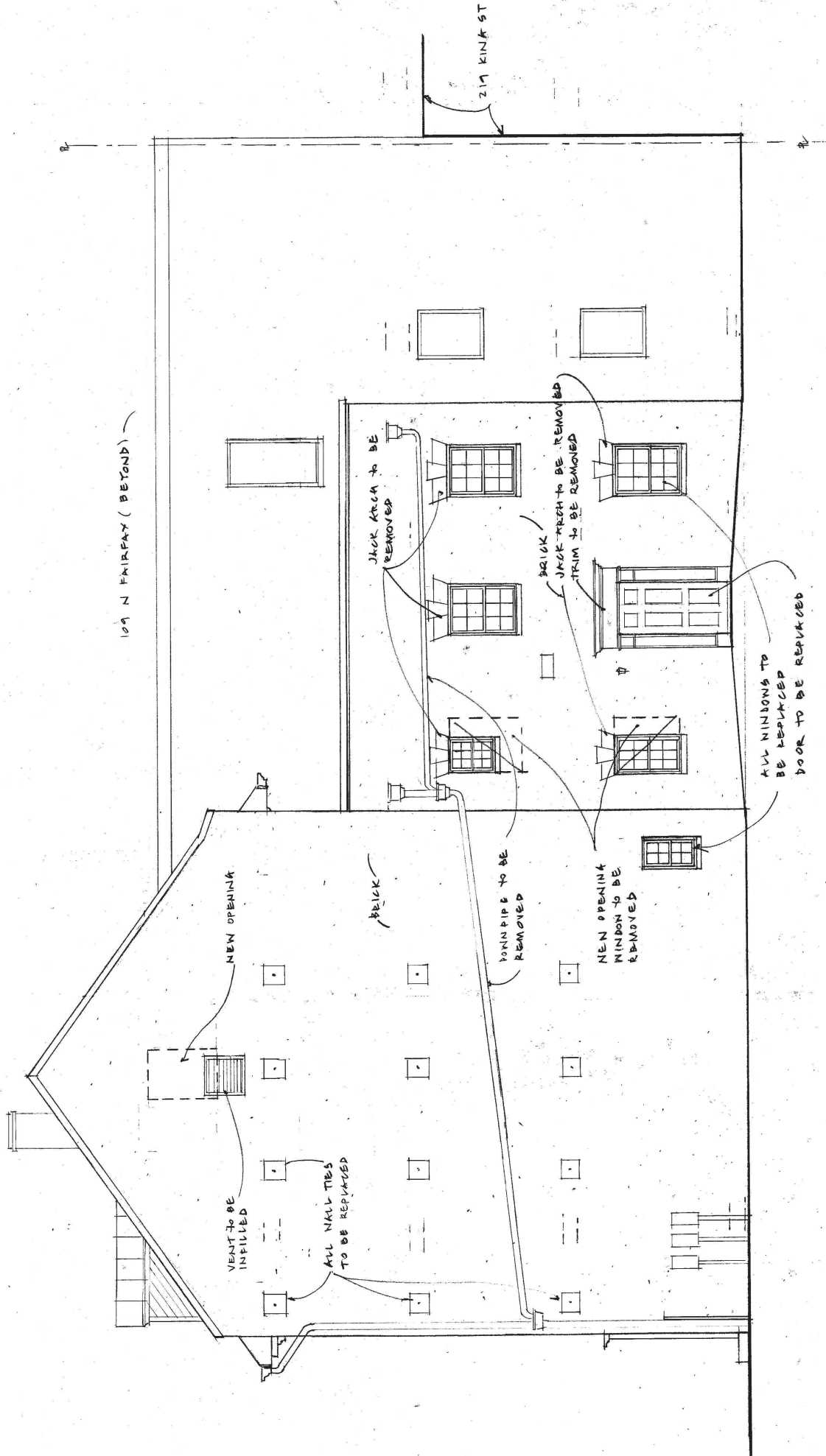
2 FOURTH FLOOR PLAN - EXIST & DEMOLITION



1 FRONT (WEST) ELEVATION - EXIST & DEMOLITION

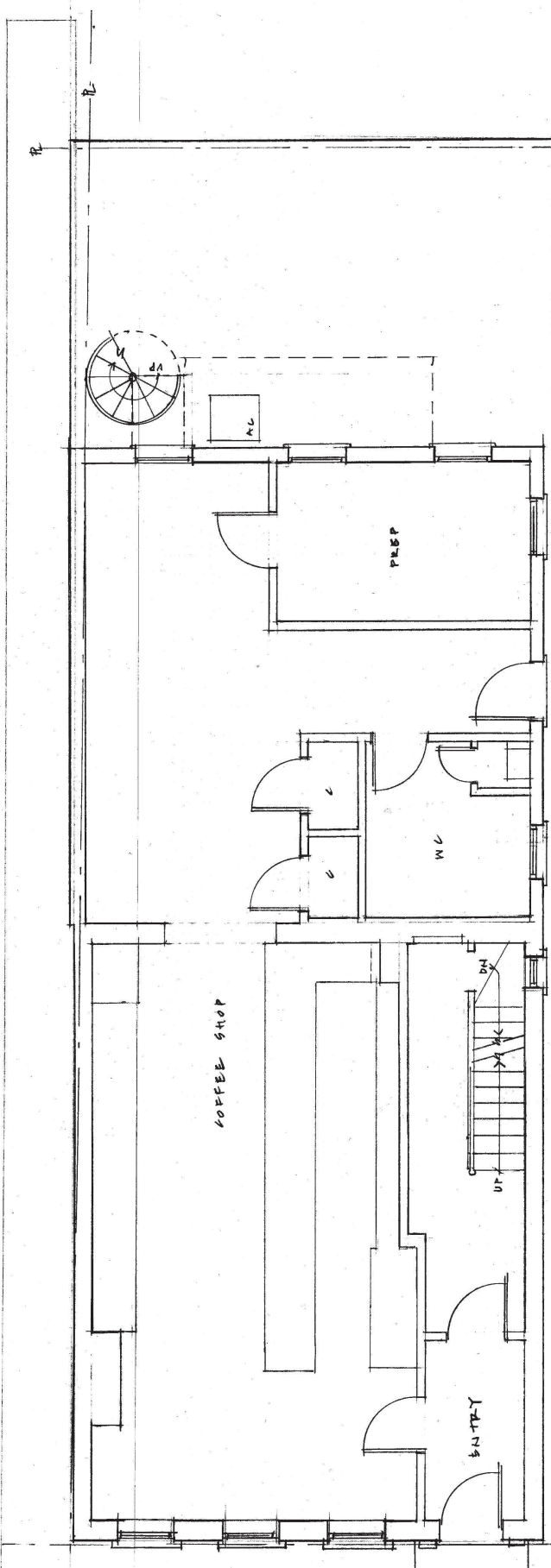


2 REAR (EAST) ELEVATION - EXIST & DEMOLITION

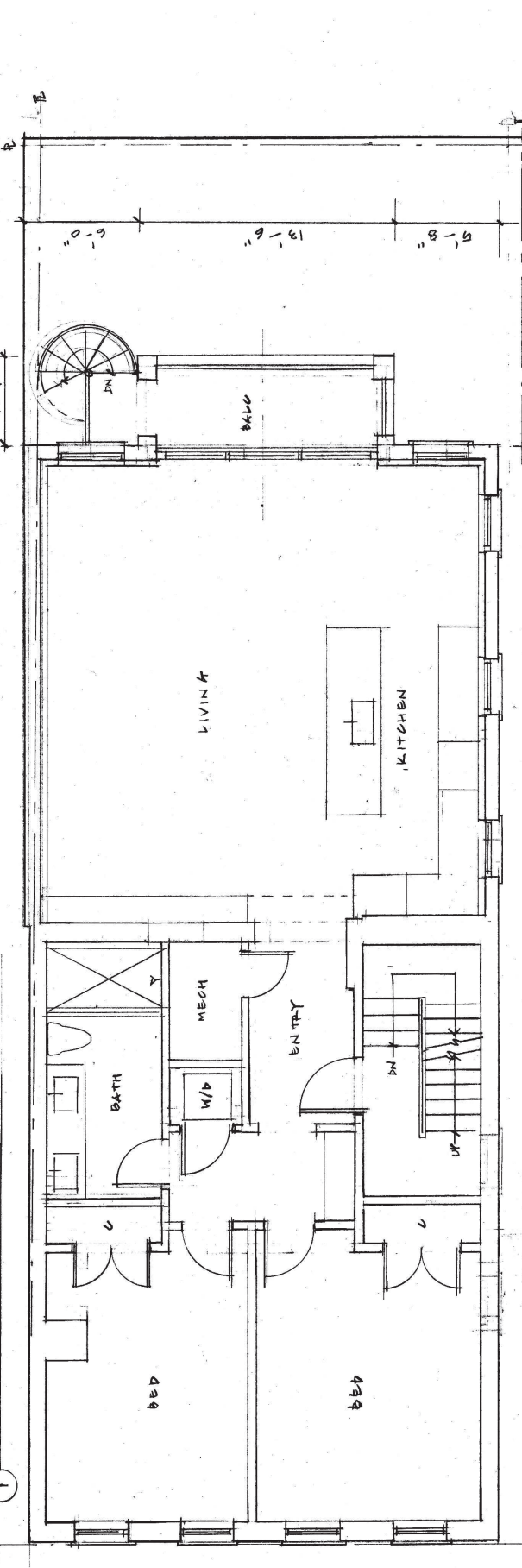


1 SIDE (SOUTH) ELEVATION - EXISTING & DEMOLITION

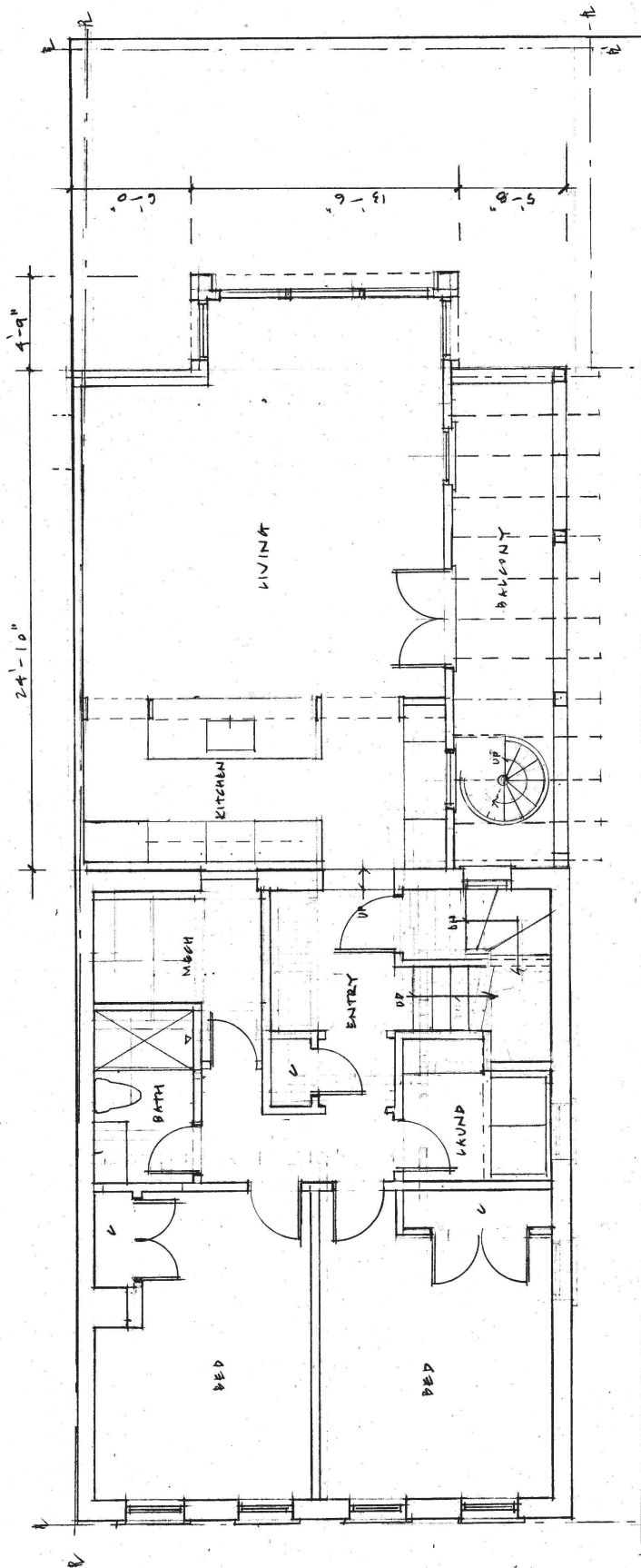




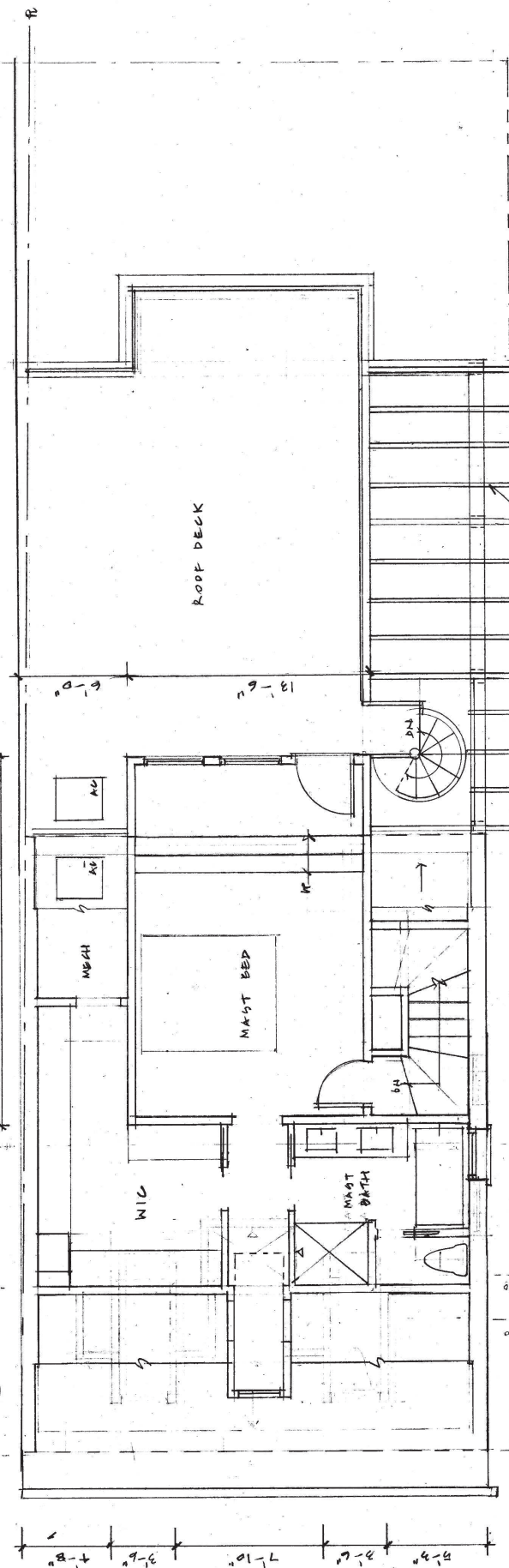
1 FIRST FLOOR PLAN - PROPOSED



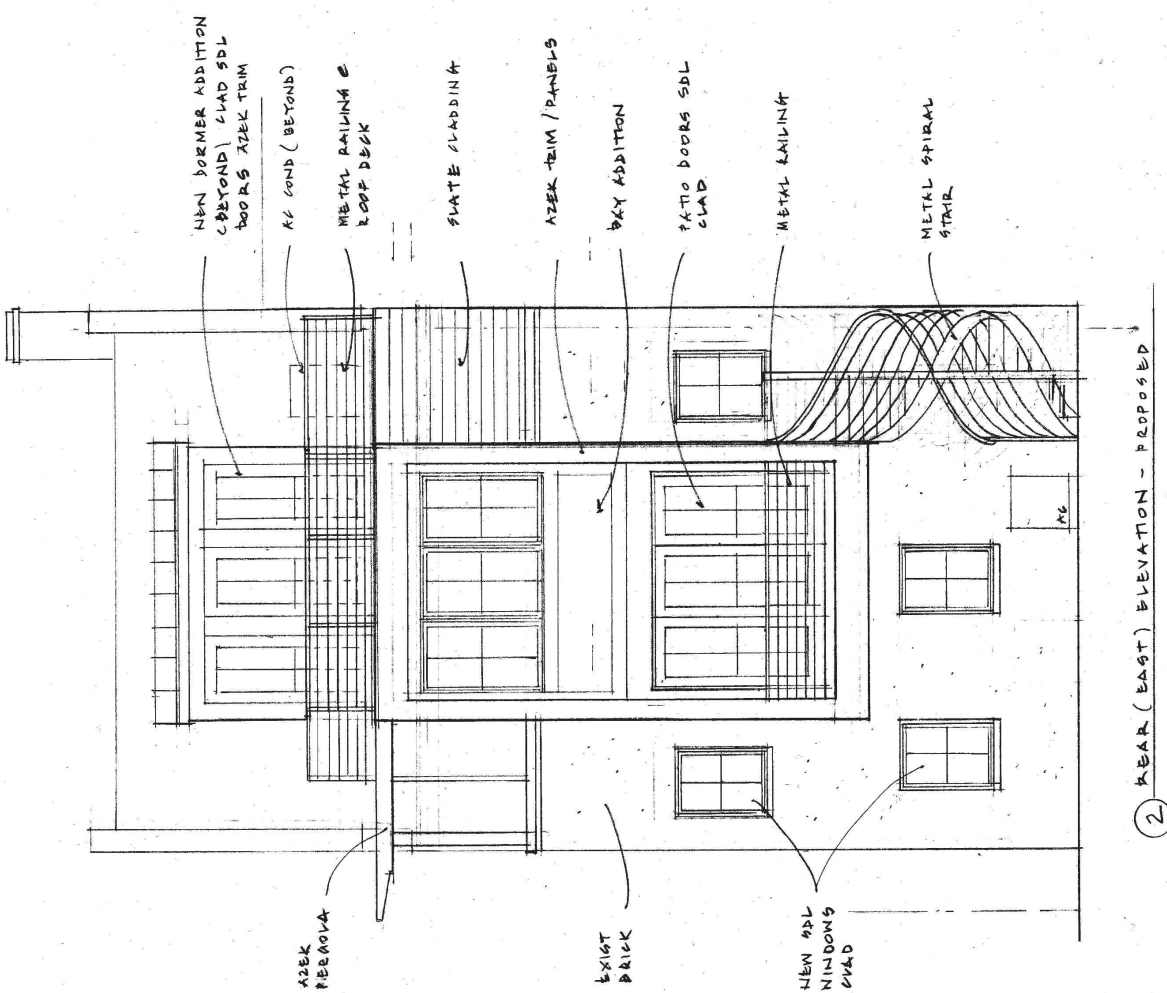
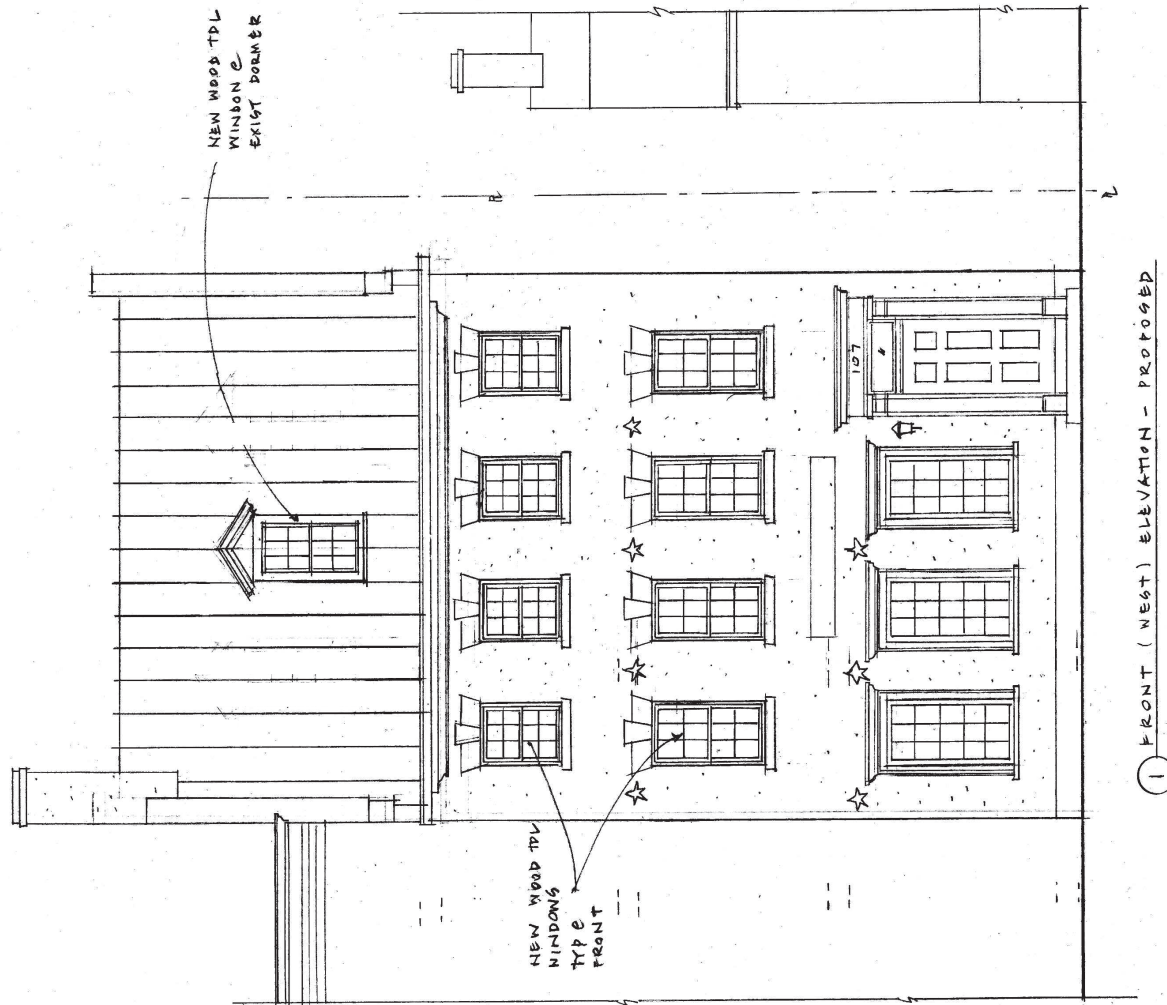
2 SECOND FLOOR PLAN - PROPOSED



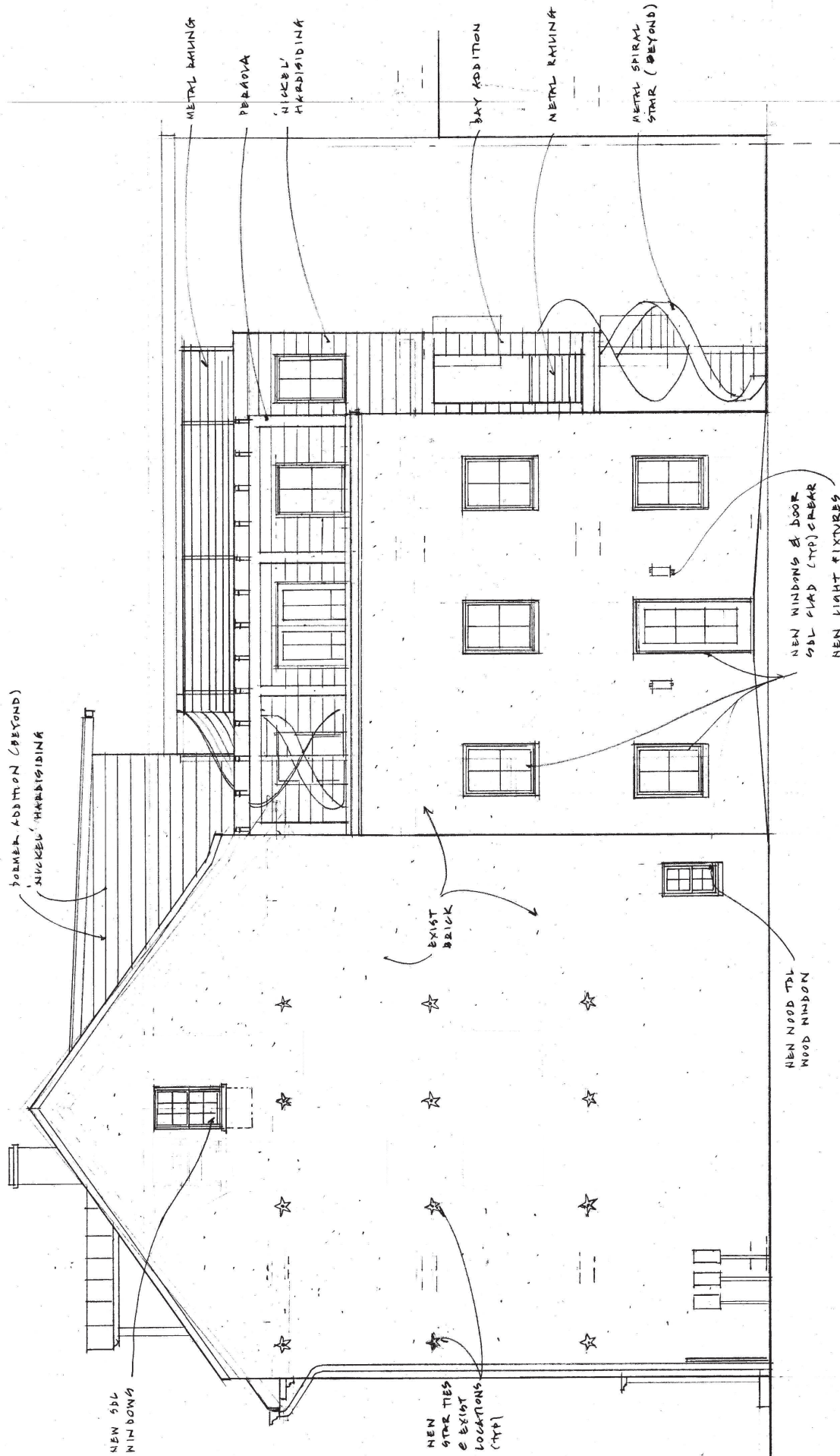
1 THIRD FLOOR PLAN - PROPOSED



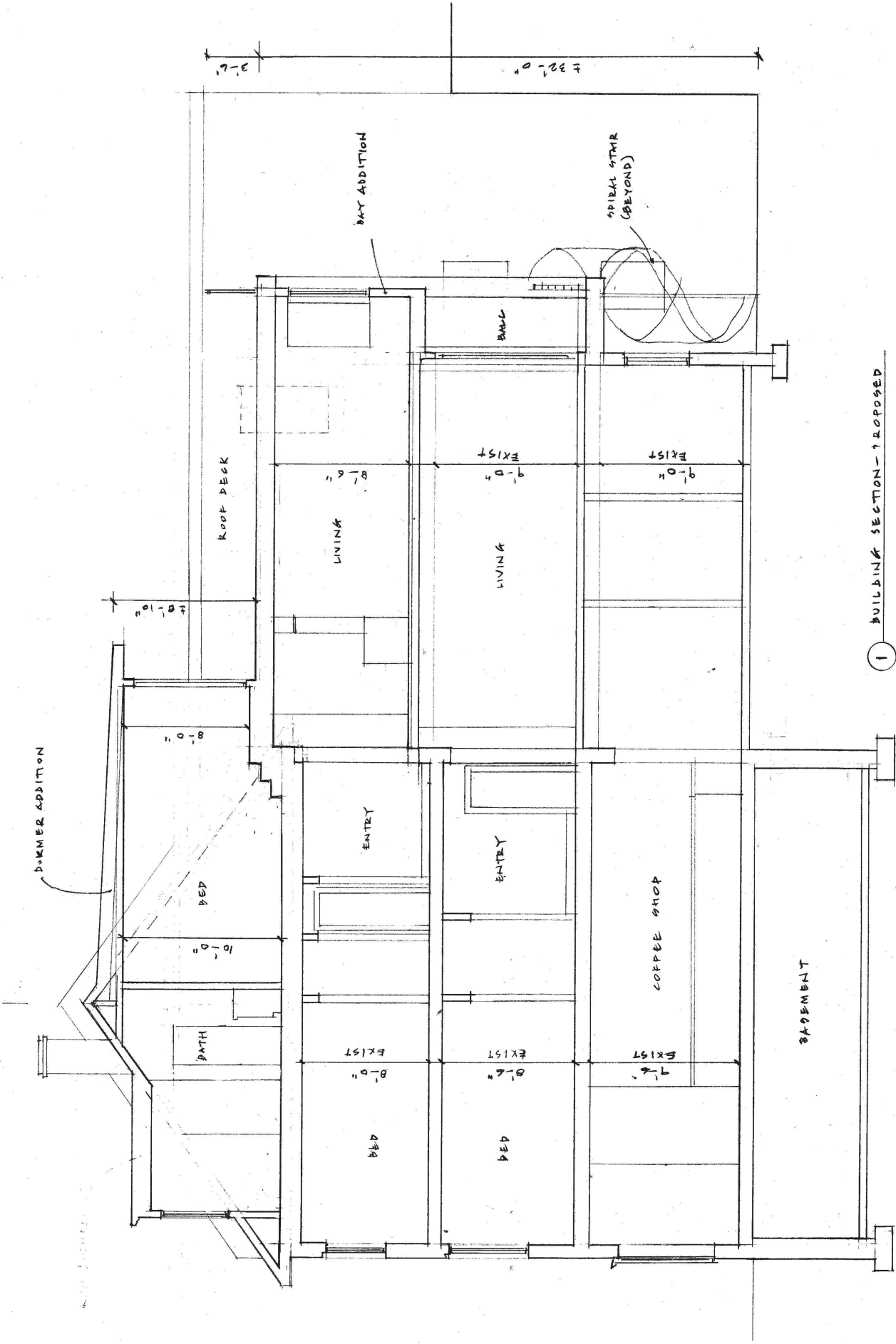
2 FOURTH FLOOR PLAN - PROPOSED





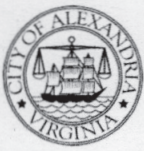


1 SIDE (SOUTH) ELEVATION - PROPOSED



1 BUILDING SECTION - PROPOSED





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

**B**

## A. Property Information

A1. 107 North Fairfax Street  
Street Address

CD

Zone

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

3042 / 5070  
Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

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

### Allowable Exclusions\*\*

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

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

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

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

Comments for Existing Gross Floor Area

B1. Total Gross 5217 B2. Total Exclusions 1673

## C. Proposed Gross Floor Area

### Proposed Gross Area

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

### Allowable Exclusions\*\*

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

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

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

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

C1. Total Gross 894 C2. Total Exclusions 0

## D. Total Floor Area

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

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

## E. Open Space

E1. 400 Sq. Ft.  
Existing Open Space

E2. 0 Sq. Ft.  
Required Open Space

E3. 336 Sq. Ft.  
Proposed Open Space

## Notes

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

\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

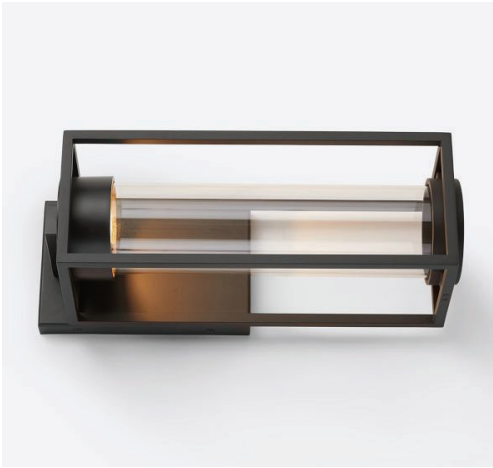
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: \_\_\_\_\_

Date: 24 July 2025





Rejuvenation 'Rawley'  
5 1/2"W x 16" H x 6 3/8" D

Exterior Lights, Side Elevation



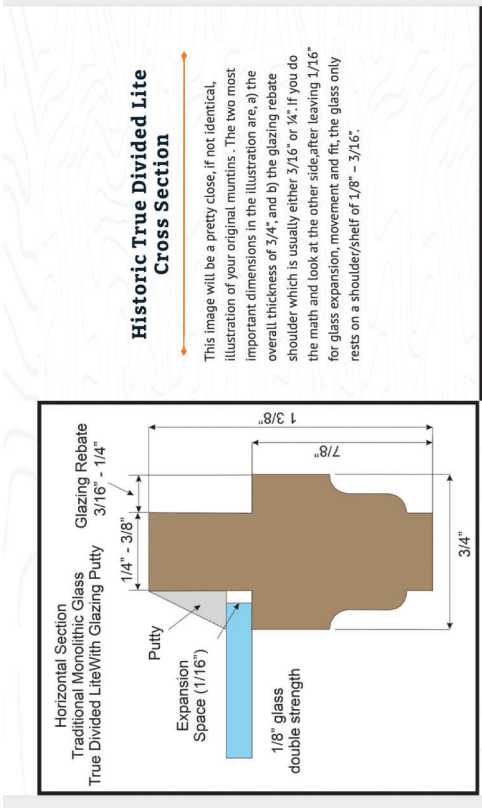
### JELD WEN Simulated Divided Lites

(SDL) grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

Grilles 7/8" width in putty profile. These grilles are available in wood for wood exteriors or the color that matches the exterior clad color of the window you choose or a custom color.



Clad SDL Windows, Rear



2511 S 600 W  
Crawfordsville, IN 47933  
1.765.976.3890

### Wood Double Hung Window Features

Double hung windows are by far the most common style in traditional American fenestration. Unfortunately, original double hung windows are notorious for air-infiltration issues with potential leakage around the entire perimeter, with the added challenge of the meeting rail. We take pride in providing a super-efficient, contemporary weather-stripping system that stops all air-infiltration while being completely hidden from sight. A properly balanced double hung window is a joy to operate but original double hung windows often don't operate at all due to swelling, misapplied paint, broken ropes, stuck pulleys or any number of other maladies. The contemporary balance system we provide is maintenance free, perfectly balanced and completely hidden, returning the joy to opening your windows. Again, like all our sash, double hung windows are available with all the muntin and glass configurations found under our **window solutions page**.



Wood TDL Windows, Front

|                                                                                       |                                                                                                                                                     |  |                                                                              |                    |             |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------|--------------------|-------------|
|  | STUDIO CAMUS LLC<br>225 North Pitt Street    Alexandria Virginia 22314<br>studioscamus@comcast.net<br>Lynnette 703 989 3777    Patrick 703 626 1984 |  | Proposed Modifications to<br>107 NORTH FAIRFAX STREET<br>Alexandria Virginia | DATE<br>5 Nov 2025 | SHEET<br>D1 |
|                                                                                       |                                                                                                                                                     |  |                                                                              | SCALE<br>NTS       |             |





Front North Fairfax View



Side Views South Elevation



King Street View

Rear Views East Elevation

|                                                                                       |                                                                                                                             |                                                     |  |       |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--|-------|
|  | STUDIO CAMUS LLC<br>225 North Pitt Street    Alexandria Virginia 22314<br>studio@camus.comcast.net<br>Lynnette 703 989 3777 | Proposed Modifications to                           |  | SHEET |
|                                                                                       |                                                                                                                             | 107 NORTH FAIRFAX STREET<br><br>Alexandria Virginia |  | DATE  |
|                                                                                       |                                                                                                                             |                                                     |  | SCALE |