



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 15, 2008**

DATE: October 31, 2008

SUBJECT: U-3207-08-1 USE PERMIT Harpal Singh Phoul, Gulshan K. Phoul, Bed and Breakfast; 1407 N. Glebe Rd. (RPC #07-042-006)

Applicant:

Gulshan K. Phoul and Harpal S. Phoul

By:

Gulshan K. Phoul and Harpal S. Phoul
1524 N. Randolph Street
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Defer the subject use permit request for a bed and breakfast to the December 13, 2008 County Board meeting.

ISSUES: This is a use permit request to establish a bed and breakfast in a one-family dwelling district. The community has voiced concern regarding the location of this use in a one-family dwelling neighborhood. There should be further elaboration on these concerns so they can be appropriately addressed.

DISCUSSION: The applicant requests a use permit to establish a bed and breakfast in a one-family dwelling district under the Zoning Ordinance Provisions of Subsection 31.A.14. The Zoning Ordinance was amended in December 1998 to permit a Bed and Breakfast by special exception use permit in a one-family dwelling district to:

- Facilitate the creation of a convenient, attractive and harmonious community;
- To promote tourism in the County;
- To generate economic development; and
- Other reasons required by the public necessity, convenience and general welfare and good zoning practice.

Preceding the Ordinance Amendment, at the request of the County Board, staff conducted a study to determine whether or not Bed and Breakfast establishments should be permitted in one-family dwelling districts and if so, under what conditions. Based on its study, staff

County Manager: _____

Staff: Samia Byrd, DCPHD, Planning Division

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recommended and the County Board approved limitations on the use including: location restrictions, maximum occupancy and unit number limitations, lot size minimums and parking requirements in order to mitigate any negative impacts on the neighborhood.

There are currently no Bed and Breakfast establishments in Arlington County that are in operation by special exception use permit under the provisions of the Zoning Ordinance. Given this context and that the subject use permit would be the first of its kind in Arlington County, additional time is needed for community response to ensure that any negative impacts can be appropriately mitigated. Therefore, staff recommends and the applicant agrees to defer the subject use permit application to the December 13, 2008 County Board meeting.