



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 21, 2009**

DATE: February 12, 2009

SUBJECT: U-3207-08-1 Application for a special exception use permit for a bed and breakfast in the R-6 zoning district under Section 31.A.14. Property is approximately 10,585 square feet, located at 1407 N. Glebe Road, legally described as PT LTS 16 17 Clarendon and identified as RPC# 07-042-006.

Applicant:

Gulshan K. and Harpal S. Phoul

By:

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

C. M. RECOMMENDATION:

Defer consideration of the subject use permit request to the September 26, 2009, County Board meeting.

ISSUES: This is a use permit request to establish a bed and breakfast in an "R-6" one-family dwelling district. Currently the property is not occupied by the resident owner, a requirement of the Zoning Ordinance provision for a bed and breakfast, and there is staff concern regarding the size of the dwelling unit's functionality as a bed and breakfast. In addition, the community and adjacent property have expressed concern regarding the introduction of this use into a one-family dwelling neighborhood.

DISCUSSION: The applicant requests additional time to make improvements to the property to address staff concerns related to the dwelling unit not being occupied by the resident owner/prospective operator and the size of the dwelling unit, in order that it functions as a bed and breakfast per the Zoning Ordinance. Given the substantial concerns expressed by the community regarding the subject use permit request, that discussion to date between the applicant and WHCA has been limited and challenging, and that substantial property improvements are needed that require time to complete, staff recommends that consideration of the use permit request to convert a one-family dwelling at 1407 N. Glebe Road to a bed and breakfast be deferred to the September 26, 2009 County Board meeting.

County Manager: _____

Staff: Samia Byrd, DCPHD, Planning Division

PLA-5184