ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 10, 2010

DATE: June 30, 2010

SUBJECT: SP#95 SITE PLAN AMENDMENT to exceed the lot coverage and setback requirement at 4007 North Abingdon Street (RPC#: 03-071-090).

Applicant:
John Everett and Kris Vehrs
4007 N. Abingdon Street
Arlington, Virginia 22207

By:
Architectural Design Studio
700 N. Fairfax St., Suite 304
Alexandria, Virginia 22314

C. M. RECOMMENDATION:

Approve the site plan amendment to exceed the lot coverage and setback requirement at 4007 North Abingdon Street, subject to all previous conditions and one (1) new condition.

ISSUES: This is a site plan amendment request to exceed the lot coverage and setback requirement at 4007 North Abingdon Street and no issues have been identified.

SUMMARY: This is a site plan amendment request to exceed the lot coverage and setback requirement at 4007 N. Abingdon Street within the Black Oak Cluster development. The proposed site plan amendment is needed to allow construction of an enclosed garage entryway, three (3) two-foot bump-out additions, and a screened-in porch at the rear of the home. The proposal is similar to other modifications that have been requested and approved throughout Black Oak Cluster. The proposed changes to the home would be architecturally compatible with the existing house, and will not negatively affect either neighboring properties or the subdivision's open space. The applicant has the consent of neighboring property owners. Therefore, staff recommends approval of the site plan amendment to exceed the lot coverage and setback requirement at 4007 North Abingdon Street, subject to all previous conditions and one (1) new condition.

County Manager: MB/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5631

5.

BACKGROUND: The site is located in the Black Oak Cluster development, a single-family cluster site plan originally approved in 1973. It was the first cluster development in Arlington County, and the ordinance regulating cluster development has been amended several times since 1973. Over the past three decades homes have been altered or added on to through either site plan amendments or administrative approval.

The following provides information about the site:

Site: The site is comprised of a single-family detached home with a detached garage.

Zoning: The property, and all surrounding properties, are zoned "R-10" One-Family Dwelling Districts.

Land Use: The subject site is designated "Low Residential" 1-10 units/acre.

Neighborhood: The site is located in the Stafford-Albemarle-Glebe Civic Association. The Civic Association has been notified but has not provided comments to date. Black Oak Cluster does not have an active homeowner's association. The applicant's plans have the consent of adjacent neighbors (letters attached).

DISCUSSION: The applicant is preparing to make improvements in the way of an enclosed garage entryway, three (3) two-foot bump-outs in the rear of the property, and a screened-in porch, also at the rear of the property. The owners of the property have shared their proposed plans with, and received the consent of, adjacent property owners. In order to allow for these improvements, modifications to the Zoning Ordinance are needed to exceed lot coverage and setback requirements.

The Zoning Ordinance states that the, "maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6,000 sq. ft. in R-6), subject to all applicable setback requirements." The size of the subject lot is 5,703 sq. ft., which is undersized for an "R-10" lot. However, it held to the same maximum main building footprint coverage requirement as an "R-10" lot, which is 25%. Therefore, a site plan amendment is needed to allow the proposed improvements. The improvements would bring the maximum main building footprint coverage for this lot to approximately 40%. The proposed changes to the home would be architecturally compatible with the existing house, and will not negatively affect either neighboring properties or the subdivision's open space. In addition, the Zoning Ordinance states that residential cluster developments are allowed a maximum of 50% total lot coverage over the whole development. At the time of construction the total proposed lot coverage of the entire Black Oak Cluster development was 37%, and since dwelling additions since then have been small, due to the small size of the lots and the large size of the common areas preserved as open space, the proposed increase in lot coverage will not exceed the maximum of 50% total.

Regarding setback requirements, the Zoning Ordinance states that for residential cluster developments, "all buildings, including accessory buildings, shall have a minimum setback and/or yard of twenty-five (25) feet for all exterior boundaries of the site." The garage currently

encroaches within the setback, as that is what was shown on the originally approved lot for SP#95. As the proposed enclosed garage entryway will make the garage part of the main residential building, a modification of setback is needed to allow the house to encroach into the setback. There are no known issues with either the request to exceed lot coverage or with the proposed setback modification. The improvements would be architecturally compatible with the existing home and would not negatively impact adjacent properties.

CONCLUSION: The proposed site plan amendment for this single-family house developed as part of a cluster site plan would be in character with the rest of the Black Oak Cluster development, and would not be detrimental to the property or neighboring properties. The addition will not contradict the intent of the cluster development to maximize common open space. Therefore, staff recommends approval of the site plan amendment to exceed the lot coverage and setback requirement at 4007 North Abingdon Street, subject to all previous conditions and one (1) new condition.

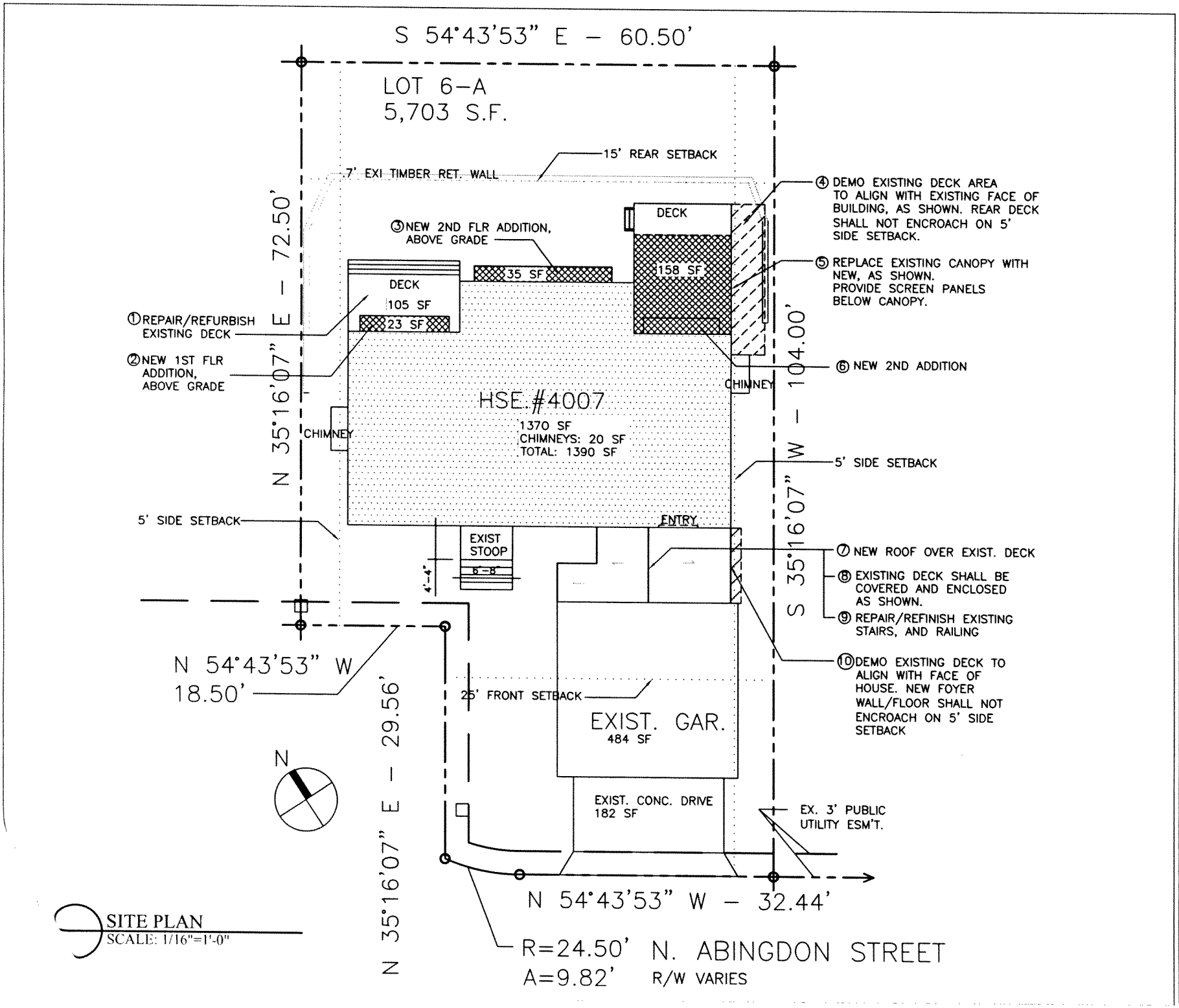
Proposed condition:

32. The applicant (the property owner of 4007 N. Abingdon St.) agrees that the enclosed garage entryway, the three (3) rear bump-out additions, and the screened-in porch will be constructed as shown on the plans dated May 20, 2010 created by Architectural Design Studio and approved by the County Board on July 10, 2010.

PREVIOUS COUNTY BOARD ACTIONS:

November 14, 1973	Approved a Use Permit and Site Plan (U-1947-73-1) for a 39 unit cluster development.
June 14, 1975	Authorized advertising for public hearing on June 28, 1975, use permit and site plan approval of a 39 unit cluster plan, 3700 Block North Albemarle Street (former U-1947-73-1).
June 28, 1975	Re-approved a Use Permit and Site Plan (U-2024-75-2) for a 39-unit cluster development due to the expiration of the original approval.
June 12, 1976	Approved a site plan amendment allowing the revision of dwelling types and their specific location.
June 7, 1979	Denied a Site Plan Amendment request to deny public use of the common open space, and to eliminate the public pedestrian easement from 40th Street North to North Albemarle Street.
August 21, 1979	Denied a Site Plan Amendment to allow an in-ground swimming pool at 4042 North Aberdeen Street.
January 5, 1980	Denied a Site Plan Amendment to allow an in-ground swimming pool at 4048 North Aberdeen Street. Denied a Site Plan Amendment to allow an in-ground swimming pool at 4042 North Aberdeen Street.
February 9, 1980	Approved an Ordinance to permit the encroachment of a retaining wall into the North Abingdon Street right of way adjacent to Lot 6A, and specifically the maintenance responsibility for the wall.
December 13, 1980	Approved a Site Plan Amendment allowing the addition of a screened porch at 4016 North Abingdon Street.
June 6, 1987	Approved a Site Plan Amendment allowing the addition of a screened porch at 4025 North Aberdeen Street.

March 7, 1989	Approved a Site Plan Amendment to construct a masonry retaining wall, brick patio and miscellaneous site improvements at 4770 40th Street North, subject to one (1) new condition.
March 7, 1992	Approved a Site Plan Amendment to construct an addition and screened porch at 4012 North Aberdeen Street.
March 13, 2004	Approved a Site Plan Amendment to construct a screened porch and deck at 4036 North Aberdeen Street, subject to new conditions #28 and #29.
June 13, 2009	Approved a Site Plan Amendment for a one (1) story kitchen addition and small deck on a single-family house subject to all previous conditions and two (2) new conditions.



SITE PLAN
SCALE: 1/16"=1'-0"

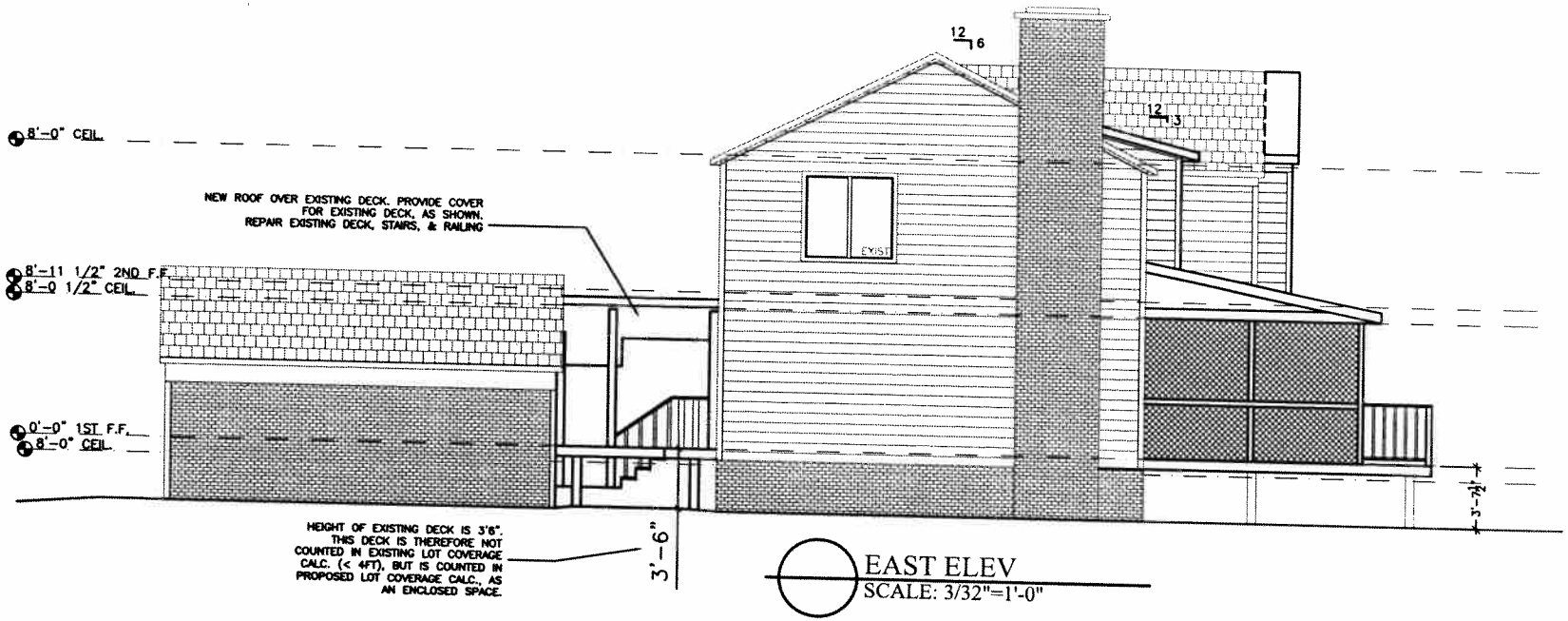
REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

ads
architectural design studio
700 North Fairfax St. #304
Alexandria Va. 22314
Phone: (703) 548-8828
Fax No:(703) 548-4843
Email: info@adstudio1.com

PROJECT NAME
EVERETT/ VEHRS RESIDENCE
4001 N. Abingdon Street
ARLINGTON, VA

DRAWING NAME

SCALE AS NOTED
DATE 05.20.10
DRAWN BY JH
CHECKED BY LM
DRAWING NO.
PROJECT NO. 20912
SHEET NO.



EAST ELEV
SCALE: 3/32"=1'-0"

WEST ELEV
SCALE: 3/32"=1'-0"

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

ads
architecture and design services, inc.
700 North Fairfax St. Suite 214
Alexandria, Va. 22314
Phone: (703) 548-8828
Fax No: (703) 548-4843
Email: info@adsadvi.com

These drawings are the property of ADS and may not be used for any other project without written consent of ADS. Copyright 2010

PROJECT NAME
EVERETT/ VEHRS RESIDENCE
4007 N. Abingdon Street
ARLINGTON, VA

DRAWING NAME

SCALE: AS NOTED
DATE: 05.20.10
DRAWN BY: JH
CHECKED BY: LM
DRAWING NO.
PROJECT NO. 20912
SHEET NO.

SOUTH ELEV
SCALE: 3/32"=1'-0"

NORTH ELEV
SCALE: 3/32"=1'-0"

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

ads architecture and design studio
700 North Fairfax St. #304
Alexandria Va. 22314
Phone: (703) 548-8828
Fax: (703) 548-8829
Email: info@adsstudio1.com

These plans are the property of architecture and design studio and may not be reproduced or used without our written consent.

PROJECT NAME
EVERETT/ VEHRS RESIDENCE
4001 N. Abingdon Street
ARLINGTON, VA

DRAWING NAME

SCALE	AS NOTED
DATE	05.20.10
DRAWN BY	JH
CHECKED BY	LM
DRAWING NO.	
PROJECT NO.	20912
SHEET NO.	

Date: 17 May 2010

Jack O'Toole, & Linda Jackson,
4012 N. Aberdeen st.
Arlington, VA 22207
703-241-0616

Re: Letter of Support for Proposed Improvements at 4007 N. Abingdon Street

To Whom It May Concern:

Our neighbors, John Everett and Kris Vehrs, owners of the property at 4007 N. Abingdon Street, Arlington VA 22207, have shared and discussed with us the proposed improvements to their house, including their desire to build single story above-ground bump-outs a the rear of the house, screened in porch also at the rear, and a covered/enclosed garage entry foyer.

Our home is above theirs on the hill and shares part of the same common area.

We have reviewed their plans and are in full agreement with their proposed improvements.

We have a similar bump out in the kitchen area in the back of the house, have added a screened porch and our home has the same area between the garage and house enclosed.

We urge favorable consideration of their application.

Sincerely,

Linda L Jackson — 5/17/10

Owner — Date

~~4006~~ N. Abingdon St.
4012

Date: 17 May 2010

Kevin & Kelly Murray
4006 N. Abingdon St.
Arlington, VA 22207
703-534-3977

Re: Letter of Support for Proposed Improvements at 4007 N. Abingdon Street

To Whom It May Concern:

Our neighbors across the street, John Everett and Kris Vehrs, owners of the property at 4007 N. Abingdon Street, Arlington VA 22207, have shared and discussed with us the proposed improvements to their house, including their desire to build single story above-ground bump-outs a the rear of the house, screened in porch also at the rear, and a covered/enclosed garage entry foyer.

We have reviewed their plans and are in full agreement with their proposed improvements.

We have a similar floor plan and our home has the same area enclosed.

We urge favorable consideration of their application.

Sincerely,

5/17/2010

Kelly Murray 5/17/10

Owner Date
4006 N. Abingdon St.

Date: 17 May 2010

Shahrzad Miller,
4015 N. Abingdon St.
Arlington, VA 22207
703-536-5687

Re: Letter of Support for Proposed Improvements at 4007 N. Abingdon Street

To Whom It May Concern:

My immediate neighbors John Everett and Kris Vehrs, owners of the property at 4007 N. Abingdon Street, Arlington VA 22207, have shared and discussed with us the proposed improvements to their house, including their desire to build single story above-ground bump-outs a the rear of the house, screened in porch also at the rear, and a covered/enclosed garage entry foyer.

I have reviewed their plans and am in full agreement with their proposed improvements.

I urge favorable consideration of their application.

Sincerely,

Shahrzad Miller 5/17/10

Owner
4015 N. Abingdon St.

Date

SP#95
4007 N. Abingdon St
RPC: 03-071-090

Not To Scale

Case Location(s)

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

Planning Division