



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of February 12, 2011

### REVISED REPORT –REVISED RECOMMENDATION

**DATE:** ~~January 25, 2011~~ February 8, 2010

**SUBJECT:** Enactment of an Ordinance to Permit the Encroachment of a Paved Emergency Vehicle Turn Around and a Portion of a Private Playground Each Within Portions of the Unconstructed Right-of-Way for Four Mile Run Drive, 914-934 S. Buchanan Street (RPC #23006002, 23006161), with Conditions.

**Owner:** Buchanan Gardens II, LLC

**Applicant:** Arlington Partnership for Affordable Housing, Inc.

**REVISION EXPLANATION:** To change the County Manager's recommendation to a deferral to the March 12, 2011 County Board Meeting.

#### C. M. RECOMMENDATION:

~~Enact~~ Defer consideration to the March 12, 2011 County Board Meeting of the attached Ordinance to Permit the Encroachment of: 1) a Paved Turn Around for Public Emergency Vehicle Use; and 2) a Portion of a Private Playground, each within Portions of the Unconstructed County Right-of-Way for Four Mile Run Drive Abutting the Southern Boundary of Lot C and Lot B, Block H, Park Barcroft (RPC Nos. 23006002 and 23006161), with Conditions (Attachment 1).

**DISCUSSION:** Deferral will provide additional time for the Owner/Applicant to engage the community regarding issues raised this week by the Barcroft Neighborhood Association relating to the proposed encroachments. Owner/Applicant concurs with the deferral recommendation.

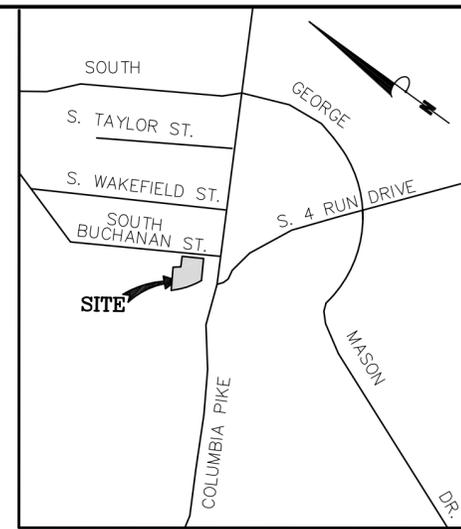
County Manager:

County Attorney:

Staff: Linda Eichelbaum Collier, DES, Real Estate Bureau

13.





VICINITY MAP  
NOT TO SCALE

**NOTES**

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON ARLINGTON COUNTY TAX MAP AS RPC #23006002 AND #23006161 AND IS CURRENTLY ZONED RA14-26.
2. THE PROPERTY IS NOW IN THE NAME OF BUCHANAN GARDENS II LLC AS RECORDED IN DEED BOOK 4336 AT PAGE 0589 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. NO TITLE REPORT FURNISHED. ALL UNDERLYING ENCUMBRANCES MAY NOT BE SHOWN.

ENCROACHMENT OF A  
PAVED TURN AROUND FOR PUBLIC  
EMERGENCY VEHICLE USE  
HEREBY GRANTED  
(AREA=5,133 SQ. FT.)

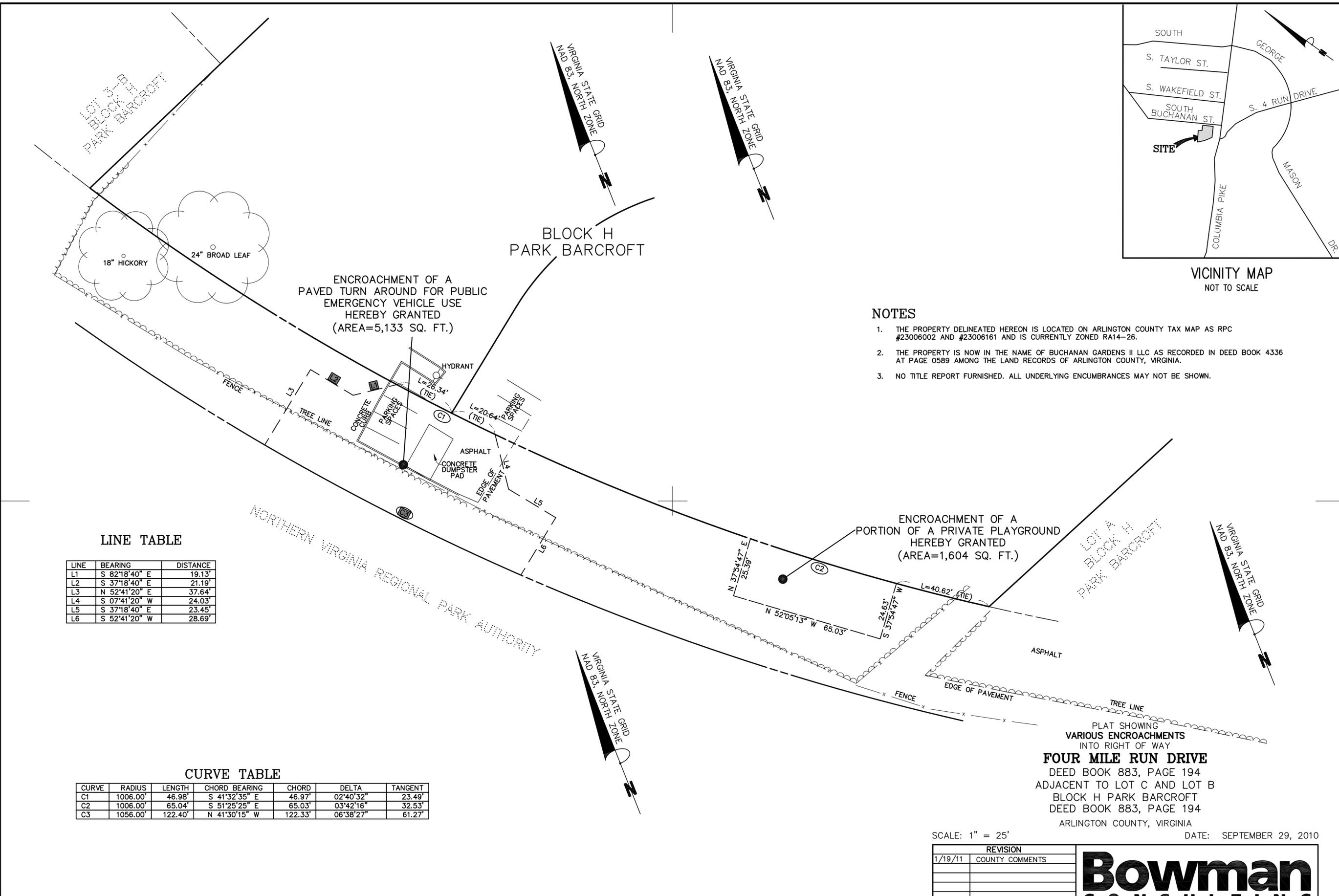
ENCROACHMENT OF A  
PORTION OF A PRIVATE PLAYGROUND  
HEREBY GRANTED  
(AREA=1,604 SQ. FT.)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 82°18'40" E	19.13'
L2	S 37°18'40" E	21.19'
L3	N 52°41'20" E	37.64'
L4	S 07°41'20" W	24.03'
L5	S 37°18'40" E	23.45'
L6	S 52°41'20" W	28.69'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1006.00'	46.98'	S 41°32'35" E	46.97'	02°40'32"	23.49'
C2	1006.00'	65.04'	S 51°25'25" E	65.03'	03°42'16"	32.53'
C3	1056.00'	122.40'	N 41°30'15" W	122.33'	06°38'27"	61.27'



PLAT SHOWING  
VARIOUS ENCROACHMENTS  
INTO RIGHT OF WAY  
**FOUR MILE RUN DRIVE**  
DEED BOOK 883, PAGE 194  
ADJACENT TO LOT C AND LOT B  
BLOCK H PARK BARCROFT  
DEED BOOK 883, PAGE 194  
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'

DATE: SEPTEMBER 29, 2010

REVISION	
1/19/11	COUNTY COMMENTS

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
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Chantilly, Virginia 20151  
Phone: (703) 464-1000  
Fax: (703) 481-9720  
www.bowmanconsulting.com

DWG: P:\6386 - Buchanan Gardens Apartments\6386-01-002 (SUR) - Buchanan Gardens\Survey\Plats\6386-0-1P-001	BY: TRK	CHK: DZ	QC:
BCG PROJECT NO: 6386-01-002	TASK: SX001	COUNTY REF NO:	SHEET 1 OF 1

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: \_\_\_\_\_ APPROVED: \_\_\_\_\_

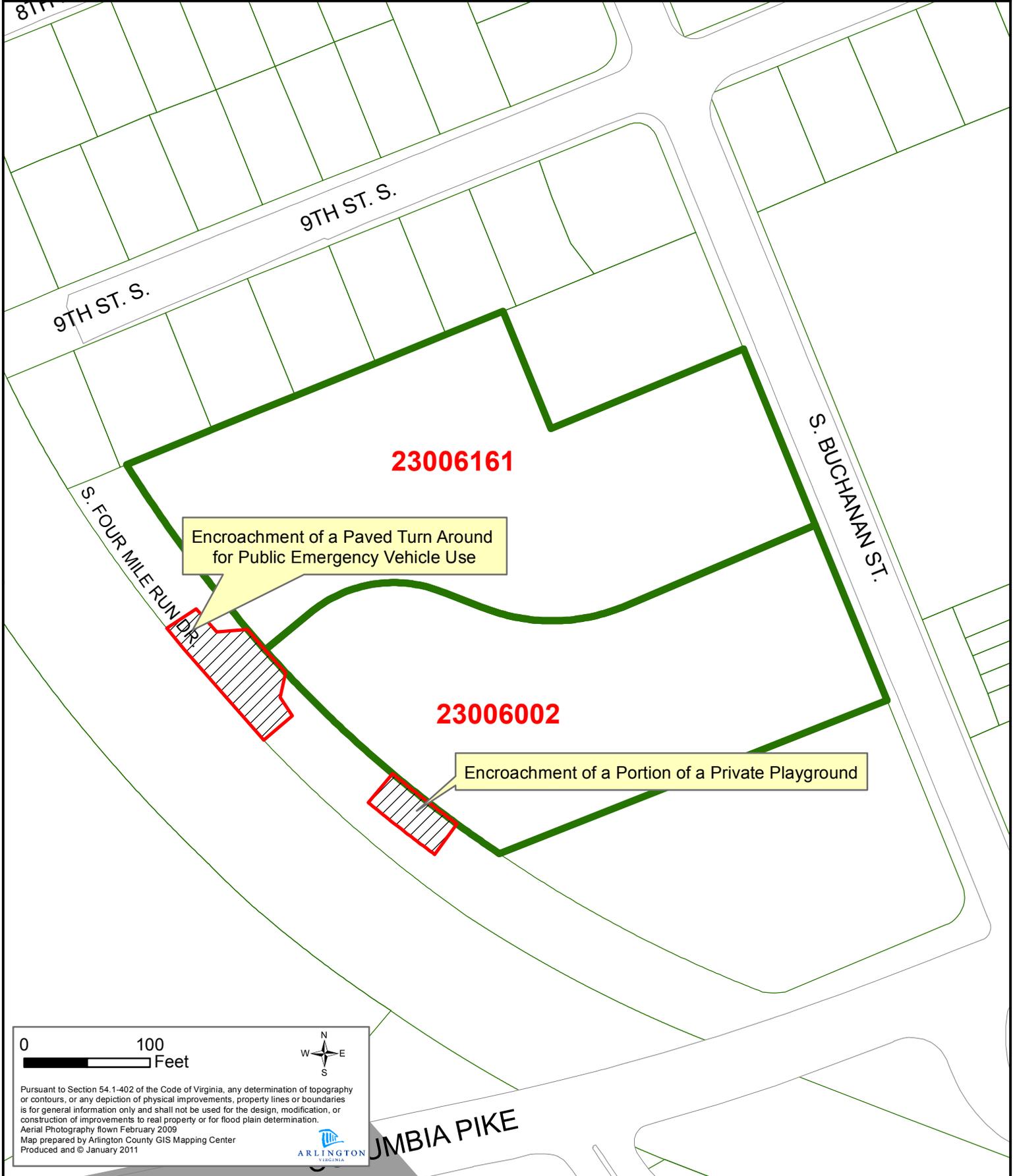
PLAT EXAMINER \_\_\_\_\_ SUBDIVISION AND BONDS ADMINISTRATOR \_\_\_\_\_

6386-D-RP-001

# Vicinity Map

## Encroachments for Buchanan Gardens

### RPC # 23006002 & 23006161



0 100 Feet



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Aerial Photography flown February 2009. Map prepared by Arlington County GIS Mapping Center. Produced and © January 2011.

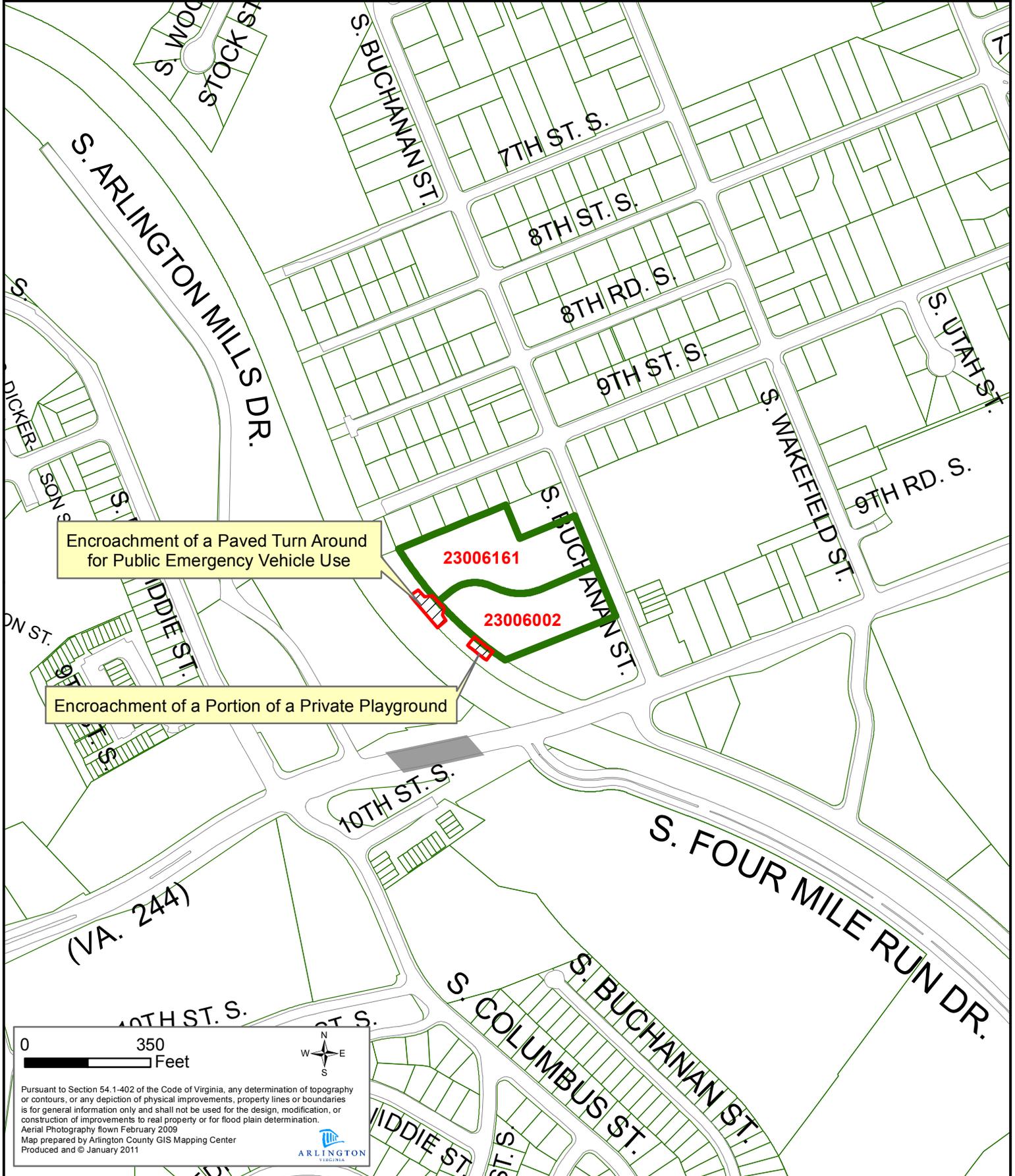


COLUMBIA PIKE

# Vicinity Map

## Encroachments for Buchanan Gardens

### RPC # 23006002 & 23006161



Encroachment of a Paved Turn Around  
for Public Emergency Vehicle Use

23006161

23006002

Encroachment of a Portion of a Private Playground

0 350  
Feet



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