



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of February 12, 2011

SUPPLEMENTAL REPORT—REVISED CONDITIONS

DATE: February 9, 2011

- SUBJECTS:** A. Establishment of a Voluntary Coordinated Housing Preservation and Development District (VCHPDD).
- B. U-3274-10-1 USE PERMIT for additions to and expansion of existing nonconforming buildings, and modification of setback, coverage, and parking regulations, and other modifications as necessary, for existing apartment buildings, located 2001-2003 N. Cleveland St., 2500-2510 20th Road N. (RPC: 15-007-066, -067).

DISCUSSION: This report revises a condition submitted with the staff report dated February 2, 2011, and reflects revised plans dated February 3, 2011. Condition #27 has been revised to include the specific site improvements to the water main that will be needed for the proposed development. Revised plans include minor revisions to the Zoning Tabulation table. A revision to Condition #1 is recommended to change the date of the use permit plan to its current iteration.

Proposed Amended Conditions #1 and #27:

Use Permit Term

1. The developer (as used in these conditions, the term “developer” shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and the revised drawings dated ~~January 25, 2011~~ December 2010, revised through February 3, 2011, and labeled “*The Proposed Revitalization of Howard Manor Apartments*,” prepared by Wiencek + Associates Architects + Planners, reviewed and approved by the County Board and made a part of the public record on February 12, 2011, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

County Manager: *BMD/GA*

County Attorney: *CWNK* *AM*

Staff: Matthew Pfeiffer, DCPHD, Planning Division
Marie Randall, DCPHD, Housing Division
Dolores Kinney, DES, Transportation Division

11. A., B.

This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the first building “bump out” addition to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

Water Main Improvements

27. The developer agrees to show on the final engineering plans, and to construct, new water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The water main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

The developer agrees to construct new 8-inch water main on-site to replace the existing 6-inch water main. The location of the on-site water main and fire hydrants shall be determined during final site engineering.



U-3274-10-1

2003 N. Cleveland St., and 2500-2510 20th Rd. N

RPC #'s 15-007-066, -067



 Case Location(s)
Scale: 1:2,984

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