



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 12, 2011**

DATE: February 3, 2011

SUBJECT: Z-2549-10-1 Rezoning from "RA8-18," Apartment Dwelling Districts to "RA6-15," Apartment Dwelling Districts;" in the 1200 block North Rolfe Street (RPC: 17-034-002).

Applicant:
North Rolfe LLC

By:
Nan Walsh, Esq.
Walsh, Colucci, Lubeley, Emrich and Walsh
2200 Clarendon Blvd., 13th Flr.
Arlington Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached resolution to rezone from "RA8-18 Apartment Dwelling Districts" to "RA6-15 Apartment Dwelling Districts"; the property is an unaddressed outlot in the 1200 block North Rolfe Street (RPC: #17-034-002).

ISSUES: This is a rezoning request for an outlot located in Radnor Heights. There are no issues identified at this time.

SUMMARY: The applicant requests a rezoning of an outlot. It is a vacant, former street-right-of-way in the 1200 block of North Rolfe Street located between Fort Myer and an existing garden apartment complex, also owned by the applicant. The applicant proposes a rezoning from "RA8-18" (which permits 36 dwelling units per acre) to "RA6-15" (which permits 48 dwelling units per acre), which would allow the density from this outlot into a "by-right" redevelopment of the adjacent property. This is the only parcel in the vicinity (apart from Fort Myer and a small commercial property) that is not zoned "RA6-15". The remainder of the multifamily neighborhood is zoned "RA6-15", and the proposed rezoning conforms to the General Land Use Plan (GLUP) designation of "Medium" Residential (37-72 units/acre). Therefore, it is recommended that the County Board adopt the attached resolution approving a rezoning from

County Manager:	<i>BMD/GA</i>	
County Attorney:	<i>[Signature]</i> <i>[Signature]</i>	30.
Staff: Peter Schulz, DCPHD, Planning Division		
PLA-5820		

"RA8-18" Apartment Dwelling Districts to "RA6-15" Apartment Dwelling Districts of an unaddressed lot in the 1200 block North Rolfe Street.

BACKGROUND: The subject parcel is part of the "Fort Myer Heights" subdivision, which was platted and recorded in 1890. The subject property was platted as a 50-foot wide street (an extension of what would eventually become 12th Street North) and dedicated as an easement for public use. In Virginia before the late 1940s, the developers of a subdivision and their successors retained the fee simple title to the beds of streets.

In 1950, when the current Arlington County Zoning Ordinance was adopted, the entire neighborhood, including the subject parcel, was zoned "RA8-18". From the 1950s to the 1970s, in piecemeal fashion, all surrounding properties in the neighborhood (except for Fort Myer) were rezoned to "RA6-15", including the apartment complex immediately adjacent to this property (rezoned by the Board May 19, 1953). The plat submitted with the application for rezoning for the adjacent apartment complex, and adopted by the County Board excluded the bed of the unbuilt 12th Street North (which in 1953 was still a dedicated public street) from the rezoning. On May 5, 1962, the County Board rezoned Fort Myer to "S-3A", and again excluded the subject property. When the subject property was vacated by the County Board as a public right-of-way in 1974, the County Board did not rezone the parcel. However, a subsequent error in the Zoning Map (it is unclear in the record when the error first appeared, but it appears on a zoning map dated 1978) showed the subject property as split-zoned between "RA6-15" (like the neighboring apartment complex) and "S-3A" (like adjacent Fort Myer). This error went unnoticed until last year. The Zoning Map has subsequently been corrected.

This stretch of street was never graded and constructed, and remained a paper street until 1974, when the owners of the adjacent apartment complex petitioned the County Board to vacate the public right-of-way easement. The County Board approved the vacation, subject to retaining a public storm sewer easement over the property. The apartment owners, as the successors of the original Fort Myer Heights subdividers, retained ownership of the entire bed of the now-vacated street right-of-way. Before 1974, since the subject property was still technically a right-of-way, the subject parcel did not have a General Land Use Plan (GLUP) designation. The current General Land Use Plan designates the property as "Medium" Residential (37-72 units per acre), along with the rest of the neighborhood.

Site: The site consists of vacant land with parking spaces for the neighboring apartment complex. The lot is 18,949 square feet.

- To the north: A 48-unit garden apartment complex (1200 North Rolfe Street) zoned “RA6-15”.
- To the south: Fort Myer, zoned “S-3A” and designated “Government and Community Facilities” on the GLUP.
- To the east: Across North Rolfe Street, single-family and duplex rental houses zoned “RA6-15” and a mid-rise condominium complex zoned “RA6-15”. All are designated “Medium” residential on the GLUP.
- To the west: Arlington Boulevard (US 50) limited access right of way, zoned “S-3A” and designated “Public” on the GLUP.

Zoning: The site is zoned “RA8-18” Apartment Dwelling Districts.

Land Use: The subject site is designated “Medium” Residential (37-72 units/acre).

Neighborhood: The site is located within the Radnor-Fort Myer Heights Civic Association. As of the date of this report, no comments have been received from the Civic Association, although staff has spoken with the Civic Association president regarding the matter.

Proposed Rezoning: The applicant proposes to rezone the subject site from “RA8-18” to “RA6-15.” The table below compares the by-right development potential under the existing and proposed zoning districts for this parcel:

	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT ¹
Existing Zoning		
“RA8-18” By-Right Site Area: 18,949 sq ft	Apartment Houses/Town House Dwellings: 1,200 sq ft/Lot	15 Units/Townhouses (36.3 DU/Ac)
Proposed Zoning		
“RA6-15” By Right Site Area: 18,949 sq ft	Apartment Houses/Town House Dwellings: 900 sq ft/Lot	21 Units/Townhouses (48 DU/Ac)

DISCUSSION: The subject parcel is a vacant outlot zoned “RA8-18”. The parcel is owned by Rolfe Street LLC (the applicant), which also owns the apartment complex immediately adjacent. The adjacent apartment complex is zoned “RA6-15”. The applicant is proposing to raze the existing apartment complex and construct a new apartment complex by-right. The applicant

¹ For potential available density when combined with the adjoining lot. The outlot on its own is unbuildable.

proposes to use the density available from the outlot to facilitate the redevelopment of the complex. The bulk of the redevelopment will take place on the existing apartment complex property. However, in order to use the density from the outlot, both properties must have the same zoning designation. The applicant is not permitted to use the existing “RA8-18” density from the outlot in combination with the “RA6-15” density on the main parcel (which is zoned “RA6-15”), because the resulting development would be over the permitted density for the “RA6-15” zoning district. Therefore, in order for the applicant to use any density from the outlot, the outlot must be in the same zoning category as the main parcel. Furthermore, as an outlot, the subject parcel is not buildable on its own.

Staff supports the proposed rezoning for the following reasons: The current zoning designation of the subject site, “RA8-18”, is not consistent with the current General Land Use Plan (GLUP) designation, which is “Medium” Residential (37-72 units/acre). The GLUP map indicates that medium-density apartment zoning districts, such as “RA6-15”, “RA7-16” and “RA-H” typically correspond with the “Medium” Residential designation. The “RA8-18” zoning category, however, is a lower density zoning district, which the GLUP shows as typically corresponding to the “Low-Medium” Residential (16-36 units/acre) designation.

Furthermore, the surrounding multi-family neighborhood—initially zoned “RA8-18” at the time of adoption of the 1950 Zoning Ordinance and Map, had, except for the subject property, been rezoned piecemeal over the years from “RA8-18” to “RA6-15.” The neighboring parcel (also owned by the applicants) was rezoned in 1953, the parcel across the street was rezoned in 1956, and the remaining “RA8-18” property was rezoned to “RA6-15” in 1978 as part of a general rezoning of the Radnor/Fort Myer Heights area. It is possible that the subject parcel was excluded from that general rezoning because the zoning map in 1978 showed the parcel mistakenly partially zoned “RA6-15” already.

Staff acknowledges that it is rare for there to be a rezoning application without an accompanying site plan. It should be noted that the Zoning Ordinance does not require site plan applications to accompany rezoning applications. As to the merits of the rezoning application, there are circumstances that make this case unique: The fact that the current zoning designation of “RA8-18” does not typically correspond to the GLUP designation and is out of conformance with what had been the County’s consistent practice with this neighborhood (that is, “RA6-15” zoning), indicates that the requested rezoning “RA6-15” is appropriate for the subject site.

Community Process:

The rezoning request was considered by the Planning Commission at their meeting of January 31, 2011. The Planning Commission voted 12-0 to defer the requested rezoning and posed to staff three (3) questions:

1. What would the impact be of the proposed rezoning on the neighborhood?
Staff response: The proposed rezoning from “RA8-18” to “RA6-15” would result in the subject property’s zoning matching the remainder of the neighborhood’s, and would harmonize the subject property’s zoning with the recommendations of the

- General Land Use Plan. From a broader perspective, the applicant would be able to redevelop the combined property with up to an additional 21 units. Staff does not anticipate this rezoning application dramatically changing the character of the neighborhood, as the remainder of the neighborhood is already zoned “RA6-15”, in conformance with the GLUP, and all of these other properties have the same “by-right” development potential as the subject property (should the subject property be rezoned to “RA6-15”).*
2. Is the rezoning necessary for the “public necessity, convenience, general welfare, and good zoning practice?”
Staff response: Staff believes that this is the case, as the proposed rezoning will bring the property in conformance with the GLUP as adopted for this neighborhood by the actions of the County Board.
 3. More information/analysis on the historic status of the adjoining apartment property.
Staff response: The subject property of the rezoning is a vacant outlot with no improvements. The neighboring apartment complex, which the applicant also owns, but is not the subject of the rezoning request (as it is already zoned “RA6-15”), was constructed in 1940 and is therefore eligible to be placed on the National Register of Historic Places, if the property owner consents to such placement. Being placed on the National Register does not prevent demolition or inappropriate changes to the structure, but is honorific and only qualifies a property for Federal and State preservation tax credits for historically appropriate rehabilitation. The subject property is also identified on the Arlington County Historic Resources Inventory (HRI) as an “important” historic resource. The Historic Preservation office has not officially released the HRI to the public, but is currently meeting with property owners.

CONCLUSION: The proposed rezoning is consistent with the zoning pattern of the surrounding properties, and the existing GLUP designation. Therefore, it is recommended that the County Board adopt the attached resolution approving a rezoning from "RA8-18" Apartment Dwelling Districts to "RA6-15" Apartment Dwelling Districts, of an unaddressed lot in the 1200 block North Rolfe Street with RPC: 17-034-002.

REZONING RESOLUTION

WHEREAS, the County Board of Arlington County (“County Board”) finds that North Rolfe LLC has requested a rezoning FROM "RA8-18 Apartment Dwelling Districts" TO "RA6-15 Apartment Dwelling Districts" for property located at North Rolfe Street (RPC: #17-034-002) (“Property”); and

WHEREAS, the County Manager has recommended approval of the rezoning; and

WHEREAS, the Planning Commission has recommended deferral of the rezoning

WHEREAS, the County Board finds that the rezoning "RA6-15” Apartment Dwelling Districts will be consistent with the General Land Use Plan Designation for the Property; and

WHEREAS, the County Board finds that the rezoning to "RA6-15” Apartment Dwelling Districts is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning on February 12, 2011.

NOW THEREFORE, be it resolved, that the Property located at North Rolfe Street RPC: #17-034-002 is hereby rezoned FROM "RA8-18” Apartment Dwelling Districts TO "RA6-15” Apartment Dwelling Districts, as shown on the attached map (Z-2540-10-1).



Arlington County, Virginia
DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION

Case No. Z-2549-10-1

MARGARET MILLER

Permit #: ZADM10669

CPHD Case #:



APPLICATION FOR
CHANGE IN LAND CLASSIFICATION

Arlington County Board
c/o ZONING SECTION
2100 Clarendon Blvd, Suite 810
Arlington, Virginia 22201

DATE October 15, 2010

We, North Rolfe LLC the undersigned owners
Outlot A,
of Lots vacated 12th Street, Block 31, Section, of the
Ft. Myer Heights Subdivision, containing approx. 18,949 sq. ft.
Arlington County, Virginia, premises known as North Rolfe Street
Also identified as Real Property Code No.(s) 17-034-002
hereby requests that this property now zoned RA8-18 be rezoned to RA6-15

Will the County Board have considered all or part of this property for a change in land classification within the three hundred sixty (360) days prior to the scheduled hearing date? Yes, (No) (If Yes, no application can be considered unless authorized on the County Board's Own Motion, Section 36, Subsection F-4, of the Zoning Ordinance.)

Is the proposed change in land classification in compliance with the current General Land Use Plan? (Yes) No. If No, you may want to request a change in the General Land Use Plan and you should discuss your application with the Current Planning Section of the Planning Division prior to filing. (Call (703) 228-3525)

Remarks for justification of Change in Zoning Classification. (These remarks may be filed as a separate statement)

See attached Statement of Support.

Have all necessary statements, plans, plots, and other pertinent information been submitted?

Make checks payable to: Treasurer of Arlington County

Form with fields: ZONE 53A, PROPOSAL FILED 10/15/10, FEE DEPOSITED 5,696.50, C.R.I.F. NO. R10015709, FEE 5,696.50, RECEIVED BY ecc, Previous cases

North Rolfe LLC
Print Name By: Nan E. Walsh, Agent/Attorney
Signature
Address 2200 Clarendon Blvd., Suite 1300
City Arlington State VA Zip 22201 Telephone 703-528-4700
By Nan E. Walsh, Agent/Attorney (TITLE)
Address 2200 Clarendon Blvd., Suite 1300
City Arlington State VA Zip 22201 Telephone 703-528-4700

STATE OF VIRGINIA
COUNTY OF ARLINGTON, to wit

Subscribed and sworn before me this 12th day of October, 2010

Notary Margaret Corinne Miller

My commission expires 12/31/2013

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)



TABULAR SUMMARY OF ZONING BY PARCEL

The following information must be provided for each Parcel being proposed by rezoning and submitted with the rezoning application. Parcel numbers (Real Property Codes), including those for newly subdivided property, are shown in the Arlington County Tax Map book which may be reviewed in Real Estate Assessments, Room 611. Copies of the tax maps may be purchased from Surveys, Room 813. *(Two copies of these maps must be submitted with the application).*

Total Site Area: _____

Site Area in Each Zoning District

RPC#	Zoning District	Land Area (sq. ft.)	Zoning District	Land Area (sq. ft.)
1. 17-034-002	RA8-18	18,949 sf	RA6-15	18,949 sf
2.				
3.				
4.				
5.				
6.				
7.				
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25.				

Additional Sheets may be attached as necessary.

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION**

Disclosure Statement

TYPE OR PRINT IN INK

Case No. _____

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels only if the properties have not been subdivided.

Address(es) North Rolfe Street (RPC #17-034-002)

Lot(s) Outlot A, vacated 12th Street Block 31

Section _____ Subdivision Ft. Myer Heights

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES

NO

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
N. Rolfe Street (RPC #17-034-002)	North Rolfe LLC * c/o Insight Property Group, Inc.	Suite 810 8270 Greensboro Dr. McLean, VA 22102	Owner/Applicant
	* See attached sheet		

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

North Rolfe LLC

Applicant's signature

By: Nan E. Walsh, Agent/Attorney

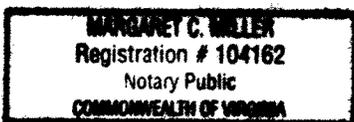
Applicant's address

2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201

STATE OF VIRGINIA, COUNTY OF ARLINGTON

TO WIT: _____

Subscribed and sworn before me this 12th day of October, 2010



Notary Margaret Corinne Miller

My commission expires 12/31/13

1200 North Rolfe - Ownership Structure

Owner:

North Rolfe LLC, a Virginia limited liability company

Members:

Fidelio II/Rolfe Street Member, LLC

Fidelio Properties II, LLC*, Sole Member

Insight Rolfe B LLC

Richard Hausler

Lyndon Hausler

Manager:

Insight Rolfe C LLC*

***Owns less than 10% of North Rolfe LLC**

NORTH ROLFE LLC
8270 Greensboro Drive, Suite 810
McLean, VA 22102
Tel: 703/442-0248 Fax: 703/883-0108

October 4, 2010

Ms. Melinda Artman
Zoning Administrator
Arlington County, Zoning Office
2100 Clarendon Boulevard, 10th Floor
Arlington, VA 22201

Re: Request: Rezoning Application Authorization Letter
Property: N. Rolfe Street (RPC No. 17-034-002)
Applicant/Owner: North Rolfe LLC

Dear Ms. Artman:

As the owner and Applicant of the above-referenced Property, North Rolfe LLC hereby consents to the filing of a rezoning application and/or any other related applications for the above-referenced Property. Additionally, North Rolfe LLC appoints Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. to act as agent on our behalf for the filing of a rezoning application and/or any other related applications for the above-referenced Property

Please direct all correspondence relative to the above-referenced applications to Nan E. Walsh and/or Megan C. Rappolt at Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

Please advise if you have any questions.

Very truly yours,

NORTH ROLFE LLC



Michael H. Blum, Member

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 4th day of October, 2010, by Michael H. Blum.

In witness thereof I hereunto set my hand and official seal.


Notary Public
364388
Registration Number



My commission expires:

04/30/13



LEGAL DESCRIPTION

OUTLOT A, A VACATED PORTION OF 12TH STREET, NORTH, FROM NORTH ROLFE STREET TO ARLINGTON BOULEVARD, VACATED BY ACTION OF THE COUNTY BOARD OF SUPERVISORS OF ARLINGTON COUNTY, VIRGINIA, RECORDED IN DEED BOOK 2205 AT PAGE 1930, WITH PLAT ATTACHED THERETO, AMONG THE AFORESAID LAND RECORDS.

THE FOREGOING REAL ESTATE IS MORE PARTICULARLY BOUNDED AND SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY ENTITLED "PART OF PARCEL "B" & OUTLOT "A", BLOCK 31, D.B. 440, PG. 513, LESS AND EXCEPT D.B. 1575, PG. 212," DATED MAY 20, 2010, REVISED JUNE 15, 2010, PREPARED BY VIKA, INCORPORATED, MCLEAN, VA, AND, ACCORDING TO THE FOREGOING, BY METES AND BOUNDS DESCRIPTION AS FOLLOWS.

BEGINNING FOR THE SAME AT A POINT LYING SOUTH 88°25'00" EAST, 37.49 FEET FROM THE NORTHWESTERLY CORNER OF THE PROPERTY OF THE FORT MYER MILITARY RESERVATION BEING THE LAND OF THE UNITED STATES GOVERNMENT WITH A LOT SIZE OF 11,325,600 SQUARE FEET AND IDENTIFIED AS REAL PROPERTY CODE (RPC) 34009001 IN ARLINGTON COUNTY, VIRGINIA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF ARLINGTON BOULEVARD - ROUTE 50 (RIGHT OF WAY WIDTH VARIES); THENCE RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF ARLINGTON BOULEVARD

1. 90.49 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1054.93 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 58°01'26" EAST, 90.46 FEET TO A POINT; THENCE RUNNING WITH THE SOUTHERLY LINE PART OF PARCEL B, BLOCK 31, FORT MYER HEIGHTS (DB 440 PG 513)
2. SOUTH 88°25'00" EAST, 342.47 FEET TO A POINT LYING ON THE WESTERLY LINE OF NORTH ROLFE STREET, FORTY (40) FOOT PUBLIC RIGHT OF WAY; THENCE RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE OF NORTH ROLFE STREET
3. SOUTH 01°35'00" WEST, 50.00 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY LINE OF THE FORT MYER MILITARY RESERVATION; THENCE LEAVING THE AFORESAID WESTERLY LINE OF NORTH ROLFE STREET AND RUNNING WITH SAID NORTHERLY LINE OF THE FORT MYER MILITARY RESERVATION
4. NORTH 88°25'00" WEST, 417.86 FEET TO THE POINT OF BEGINNING CONTAINING 18,949 SQUARE FEET OR 0.43501 ACRES OF LAND.

AND BEING THE SAME AS OUTLOT "A" ABOVE VESTED BY OPERATION OF LAW BY ORDINANCE RECORDED IN DEED BOOK 2205, AT PAGE 1930, AS SUCH ORDINANCE WAS DULY ADOPTED BY THE BOARD OF SUPERVISORS OF ARLINGTON COUNTY, VIRGINIA ON MARCH 9, 1974, RECORDED FEBRUARY 11, 1986, IN DEED BOOK 2205, AT PAGE 1930, VACATING A PORTION OF 12TH STREET, NORTH, FROM NORTH ROLFE STREET TO ARLINGTON BOULEVARD IN DALE WEED AND LUELLE C. WEED, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE COMMON LAW RIGHT OF SURVIVORSHIP, AND WILLIAM M. HOWARD AND FLORENCE EVELYN HOWARD, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE COMMON LAW RIGHT TO SURVIVORSHIP, THE SAID FLORENCE EVELYN HOWARD HAVING DEPARTED THIS LIFE ON AUGUST 21, 2003; AND AS THE SAME WAS CONVEYED BY DEED DATED DECEMBER 20, 2004, RECORDED IN DEED BOOK 3816, AT PAGE 499, TO DALE WEED TRUSTEE, LUELLE C. WEED TRUSTEE, AND WILLIAM M. HOWARD, TRUSTEE, ANY TWO (2) OF WHOM MAY ACT, IN TRUST, FOR THE BENEFIT OF 1200 LIMITED PARTNERSHIP, L.P.

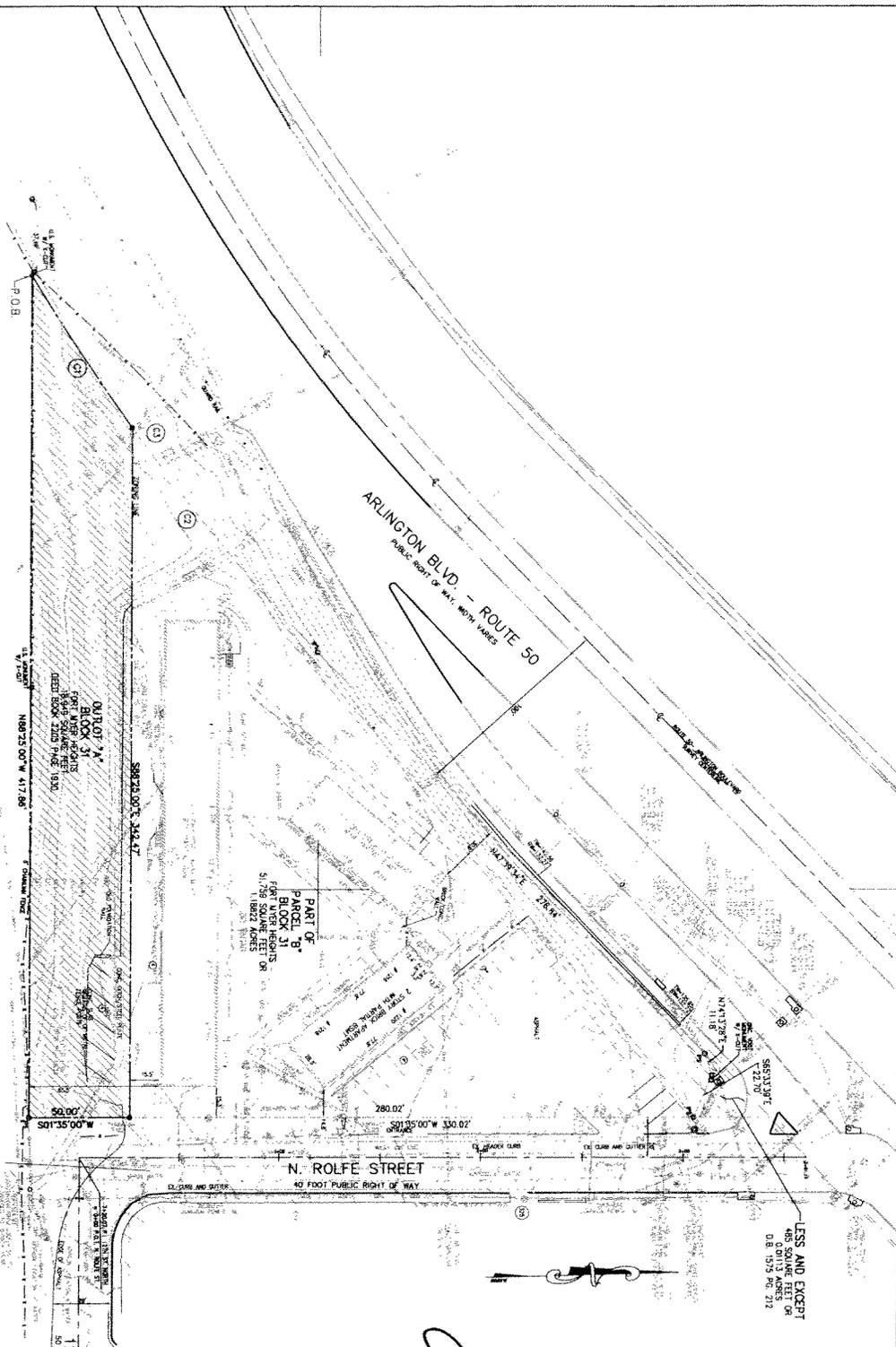
TAX I.D. #17-034-002

X:\DATA\6000-6999\V6896C\description\V6896 description outlot A.doc

VIKA, Incorporated

8180 Greensboro Drive, Suite 200 ✪ McLean, Virginia 22102 ✪ 703.442.7800 Fax 703.761.2787
McLean, VA ✪ Germantown, MD ✪ Washington, DC

www.vika.com



CURVE TABLE

CHORD	LENGTH	RADIUS	DELTA	TANGENT	CH BEARING	CH DISTANCE
C1	30.45	1054.92	1.67	14.27	N89°01'28"E	30.46
C2	145.91	1054.92	78.28	78.91	N83°38'47"E	145.17
C3	238.08	1054.92	138.53	138.53	N81°04'14"E	235.98

**ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS**

**OUTLOT "A" - (INCORPORATED 12TH STREET)
FORT WYER HEIGHTS
EXISTING CONDITIONS PLAN**

12TH STREET N
50 FOOT PUBLIC RIGHT OF WAY

10/8/2010

J. THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

COMMONWEALTH OF VIRGINIA

**LESS AND EXCEPT
485 SQUARE FEET OR
THEREABOUTS ON
D.B. 15125 REC 2712**

NO.	DATE	REVISIONS

SCALE	DATE	BY	CHECKED
AS SHOWN			

APPLICATION
FOR

CHANGE IN LAND CLASSIFICATION

COUNTY BOARD OF ARLINGTON COUNTY
COURT HOUSE, ROOM 300
ARLINGTON, VIRGINIA.

March 2nd 1953

I, ~~we~~ J. Chester & Mabel S. Brady the undersigned owner (s), or
~~contract owner~~ 12, 13, 14 & 26 23
(s) of lots ~~2, 3, 4, 5, 6, 7, 14~~ Block 31, Section _____,
of the Subdivision of 15, 16 & 17
Fort Myer Heights Arlington County,
Virginia, premises known as 1209 & 1200 - 1222 North Rolfe Street,
hereby request that this property now zoned RA 8 - 18 be rezoned
to RA 6 - 15.

I, we, state that no application for a change in land classification
has been made for this property within the last twelve (12) months (or)
that a previous application was made on _____ 19____ in
accordance with Section 2, Subsection 3 of the Zoning Ordinance.

Remarks for justification of Change in Land Classification: that property
abutting lots 12, 13, & 14 on the east is zoned RA 6 - 15. That it is our intention
to erect an apartment building on these lots and we would like to have as many
units as possible under the requested zoning.

Signed J. Chester & Mabel S. Brady

Address 35 New York Avenue N.W.

Washington 1, D.C.

STATE OF VIRGINIA
COUNTY OF ARLINGTON, to-wit:

Subscribed and sworn before me this 2nd day of March 1953.

Chas. M. Medford
Notary Public

My Commission Expires
October 15, 1955
Those Commission Expires

NOTES AND BOUNDS DESCRIPTION



R. M. WIRT, DIRECTOR

Arlington County, Virginia

DEPARTMENT OF PUBLIC SERVICE

COURT HOUSE

ARLINGTON, VIRGINIA

April 15, 1953

EQUIPMENT DIVISION
R. L. MEADOWS, SUPERINTENDENT
HIGHWAY DIVISION
CLIFTON G. STONEBURNER, HIGHWAY ENGINEER
PLANNING DIVISION
C. L. KINNIER, PLANNING ENGINEER
PUBLIC BUILDING DIVISION
J. B. NASH, SUPERINTENDENT
SANITATION DIVISION
F. H. DOE, JR., SANITARY ENGINEER
SURVEYS DIVISION
J. R. WIGGLESWORTH, CHIEF ENGINEER
WATER DIVISION
W. I. JEFFERIES, CHIEF ENGINEER

Mr. & Mrs. Chester Brady
35 New York Avenue, N.W.
Washington 1, D. C.

Re: Z-1091-53-1

Dear Mr. & Mrs. Brady:

This is to advise you that your request for a change in land classification from RA8-18, Apartment Dwelling District to RA6-15, Apartment Dwelling District, located in the 1200 Block of North Rolfe Street, will be published in the Daily Sun Newspaper on April 17 and 24, 1953 and will come before the County Board at its meeting on May 12, 1953 at 8:00 P.M. in the Court House, at which time you should be present.

Very truly yours,

OFFICE OF PLANNING

C. L. KINNIER
Planning Engineer

WHK:mdb

May 12, 1955

TO: ARLINGTON COUNTY BOARD

FROM: ARLINGTON COUNTY PLANNING COMMISSION

Z-1091-53-1: Request of J. Chester and Mabel S. Brady

PREMISES: 1200,09-22 N. Rolfe Street

FROM: RA8-18, Apartment Dwelling District

TO: RA6-15, Apartment Dwelling District

PLANNING COMMISSION RECOMMENDATION: GRANT

The land involved in this request is almost all of the southwest corner of the residential neighborhood bounded by Arlington Boulevard, Fort Myer and the Nevius tract. The only other land in this entire neighborhood which is not zoned RA6-15 is a very small local commercial zone and a remaining few lots in this southwest corner. Apartments are already built on the bulk of the land in this request and no objection can be seen to changing the zoning applicable to them or to granting rezoning on the additional lots requested across the street from those apartments.

The Planning Commission feels that this might logically lead to the rezoning of the few remaining lots in the area to RA6-15 which will eliminate the very small spots of RA8-18 in this otherwise entirely RA6-15 neighborhood. Although the recommendation to grant this request is a slight change from the 1948 Master Plan, the area in this request is so near Washington and the remainder of the area is so uniformly RA6-15, it seems best to the Commission to allow this change to higher density.



Arlington County, Virginia
OFFICE OF THE COUNTY BOARD
COURT HOUSE
ARLINGTON 1, VIRGINIA

MEMBERS

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GEORGE M. ROWZEE, JR.

May 28, 1953

Mr. & Mrs. Chester Brady
35 New York Avenue, N.W.
Washington 1, D. C.

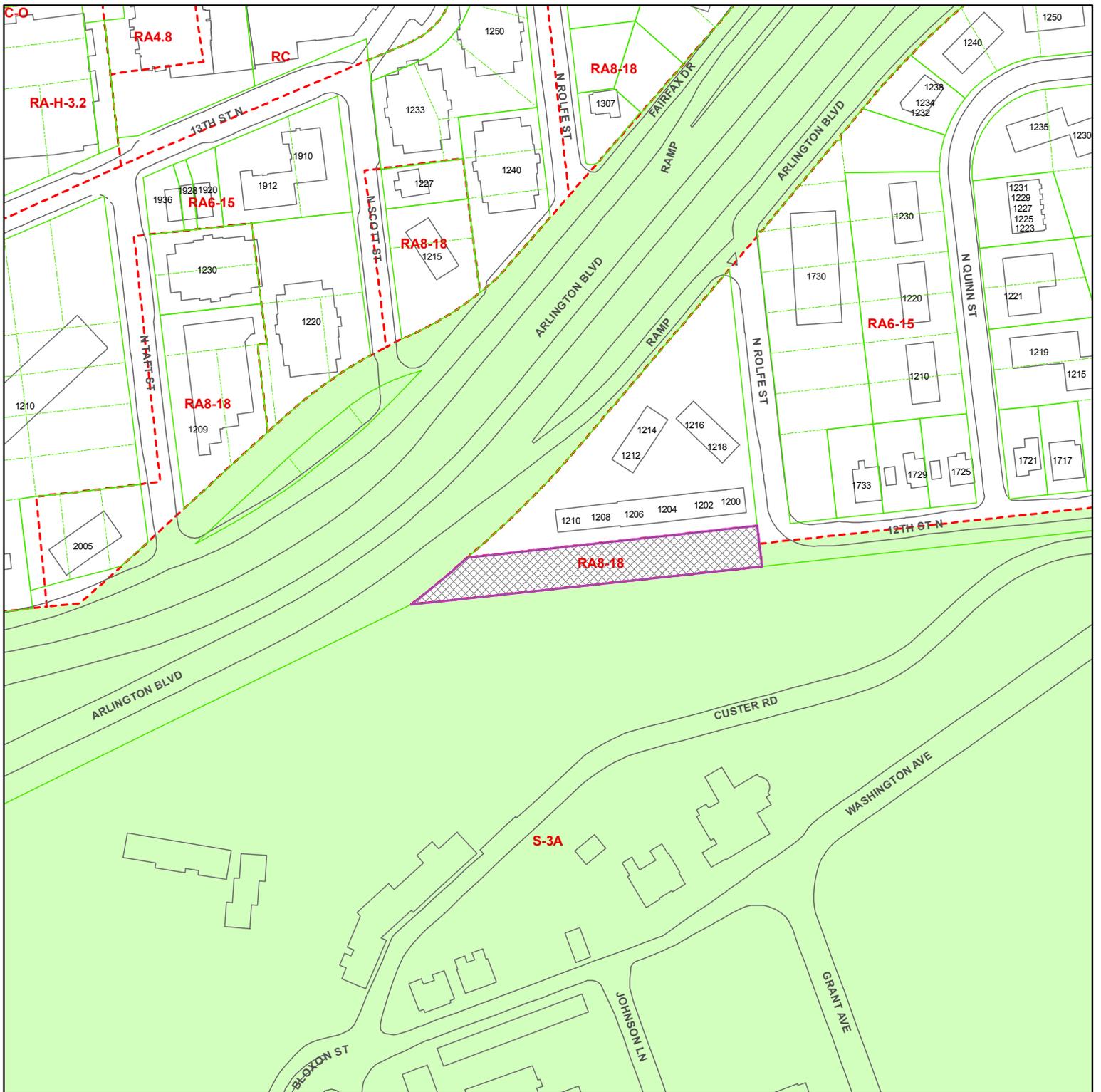
Dear Mr. & Mrs. Brady:

This is to advise you that the County Board at its Recessed Zoning Meeting on May 19, 1953, granted your zoning request described below.

Zoning No.	Z-1091-53-1
Premises:	1200, 09-22 N. Rolfe Street
From:	RA8-18, Apartment Dwelling District
To:	RA6-15, Apartment Dwelling District

Very truly yours,

(Mrs.) Lillian Matthews
Acting Clerk



Z-2549-10-1

1200 block North Rolfe Street

RPC:17-034-002



 Case Location(s)

Scale: 1:2,000

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