



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 16, 2011**

DATE: April 7, 2011

SUBJECT: U-3224-09-1 USE PERMIT AMENDMENT Ethiopian Community Development Council, Inc., for modification of Condition #44; located at 1036, 1100 and 1106 S. Highland St. (RPC# 32-007-167, -168 and -022).

Applicant:

Ethiopian Community Development Council, Inc.

By:

Nan E. Walsh, Esq. and Elizabeth McKeeby
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer the use permit amendment to the May 14, 2011, County Board meeting.

ISSUES: The applicant is requesting a modification to Condition #44 regarding provision of an emergency access easement. The applicant is exploring design solutions to achieve an on-site emergency vehicle turnaround.

DISCUSSION: Condition #44 of the use permit for the Axumite Village project (approved by the County Board July 11, 2009) requires the developer to secure an off-site emergency access easement from the site to the Columbia Pike right-of-way prior to the issuance of the Clearing, Grading, and Demolition permit for the project. The easement would provide emergency vehicle access to the on-site alley until both 11th Street South and the alley can be extended west to South Glebe Road. The owners of the adjacent site object to a clause in Condition #44 requiring indemnity to be provided to the County for the easement. The applicant is exploring solutions whereby an emergency vehicle turnaround could be provided in the on-site alley in the interim until the alley and 11th Street South are built out. The applicant is requesting additional time to work with staff and the community on an interim design and associated condition language. Therefore, staff recommends deferral to the May 14, 2011, County Board meeting.

County Manager:

BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5866

10.



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

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April 5, 2011

Via E-Mail

Ms. Melinda Artman
Zoning Administrator
Arlington County, Zoning Office
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Minor Amendment Application for U-3224-09-1
Applicant: Ethiopian Community Development Council, Inc.
Premises: 1036, 1100 and 1106 S. Highland Street – Axumite Village
(RPC #34-020-034 and -035)

Dear Ms. Artman:

On behalf of the Applicant, Ethiopian Community Development Council, Inc., we hereby request a deferral of the above-referenced application from the April 16, 2011 County Board hearing to the May 14, 2011 County Board hearing.

If you have any questions, please do not hesitate to contact me. As always, thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Nan E. Walsh by EM

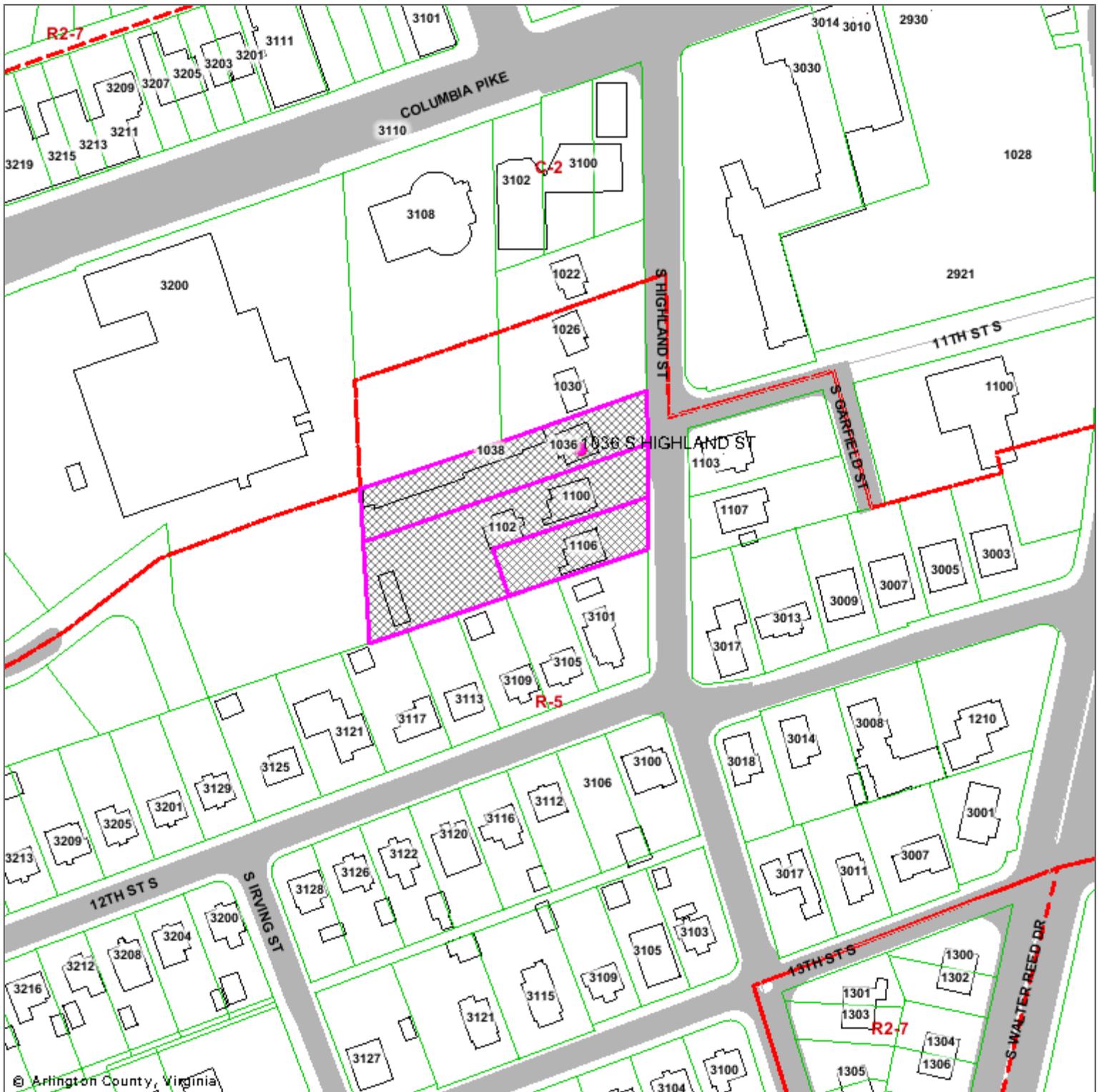
Nan E. Walsh

cc: Gene Edgecombe
Dr. Tsehaye Teferra, PhD
Matt Pfeiffer
Mark Goetzman
Elizabeth McKeeby

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ATTORNEYS AT LAW



U-3224-09-1
1036, 1100, and 1106 S. Highland Street
RPC # 32-007-022, -167, and -168

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



Not To Scale

