



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 11, 2011**

DATE: May 24, 2011

SUBJECT: SP# 415 SITE PLAN to construct semi-detached dwelling units (2 units); located at 4210 Washington Boulevard (RPC# 14-023-010).

Applicant:

Ron and Tracy Shively
2014 Franklin Avenue
McLean, Virginia 22101

C.M. RECOMMENDATION:

Defer the site plan for two (2) semi-detached dwelling units to the July 9, 2011, County Board meeting.

ISSUE: This is a request for a site plan for two (2) semi-detached dwelling units in the northern section of Ballston. The applicant is requesting additional time to work with the staff on condition language for the site plan.

DISCUSSION: The applicant proposes to place the semi-detached units on a 5,872 square foot parcel in the northern section of Ballston, fronting Washington Boulevard. There is an existing two (2) story building on site that would be demolished with the proposed development. The site is zoned "R-15-30T" Residential Townhouse Dwelling Districts, which allows densities of up to 15 units/acre on sites of 5,808 square feet or larger. Proposed density would be 14.8 units/acre. This project was deferred from the April County Board agenda in order to allow time to work on issues related to the undergrounding of aerial utilities on site and the possible requirement for a fire hydrant to be installed by the applicant. While those issues have been resolved, the applicant is requesting an additional month to work with staff to prepare the necessary plans to move forward.

County Manager:

BMD/GA

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

PLA - 5910

5.

From: Tracy Shively [tracyshively@gmail.com]

Sent: Monday, May 16, 2011 2:27 PM

To: Matthew Pfeiffer

Cc: Ron Shively

Subject: Re: SP #415

Hi Matt

We would like to defer this project until the July Planning Commission.

We look forward to the additional information

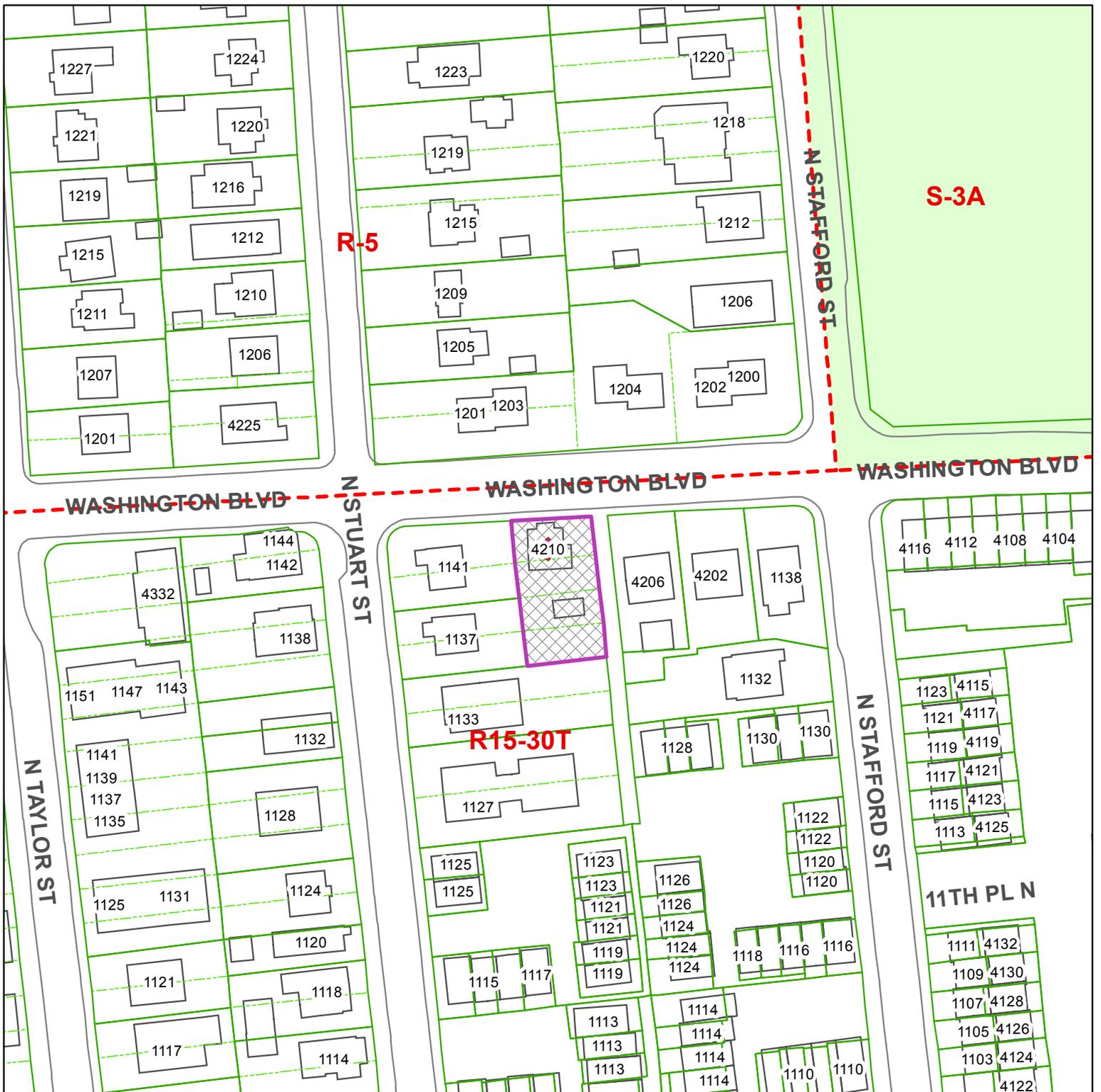
Thanks

Tracy

Sent from my iPhone

Tracy Shively

703-930-0268



SP #415

4210 Washington Boulevard

RPC: 14-023-010



 Case Location(s)
Scale: 1:1,200

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