



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 11, 2012

DATE: February 1, 2012

SUBJECT: U-3306-11-1 USE PERMIT to modify setback and yards on a pipe-stem lot located adjacent to 2615 N. Nottingham Street (Arlington Designer Homes) (RPC# 01-075-020).

Applicant:

Andrew Moore
Arlington Designer Homes
4719 24th Road North
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Approve the subject use permit request to allow construction of a building on a pipe-stem lot with side yards of twelve feet and with height and lot coverage modifications to the amounts set forth in the conditions of the staff report, subject to the conditions set forth below.

ISSUES: This is a use permit request to reduce the 25 foot required side yards for an existing pipe-stem lot, and to permit a 1.3% increase in the allowed lot coverage to accommodate the revised design. The reduced side yards would permit the construction of a single-family dwelling on the lot. The Leeway Overlee Civic Association and several immediate and adjacent neighbors expressed opposition to the original proposal heard by the County Board in December 2011. The applicant has since worked to resolve the identified issues including the size and height of the house, stormwater management and drainage, and window placement. While the identified issues have largely been resolved, discussions are ongoing between staff, the applicant, and the neighbors regarding the design of the roof, maintenance for the stormwater management facilities (including the proposed green roof), and final window placement.

SUMMARY: Arlington Designer Homes, Inc. requests a use permit to modify the side yard requirements for a pipe-stem lot from 25 feet to 12 feet on the north and south sides of the subject lot. The lot is approximately 49 feet wide, rather than the 60 feet that is required by the

County Manager: *BMD/GA*

County Attorney: *CWYK* *GA/N*

Staff: Sophia S. Fisher, DCPHD
Samia Byrd, DCPHD
Jason Papacosma, DES

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underlying “R-6” zoning district, and application of the required 25 foot side yards would not permit development on the lot. The subject lot was created as a pipe-stem lot in 1969 based upon the applicable zoning and subdivision ordinances in place at the time.

This application was discussed at the December 10, 2011 County Board Meeting. At the meeting, the Board gave direction that the applicant meet with the neighbors and come to a compromise in the following areas: reduce the height and length of the proposed house; reduce the number of windows facing the north and south sides of the property; and address the stormwater management and drainage issues raised by the neighbors.

In response to the Board’s direction, staff facilitated two meetings between the applicant and the neighbors. Those meetings resulted in a reduction of the size and the height of the house, added additional stormwater management and drainage measures including a green roof and permeable pavers for the driveway and patio, and reduced the number and size of the windows on the side (north and south) elevations. The applicant has also added a two car detached garage, instead of a garage that is integrated into the house, which allowed the height and length reductions to be made.

The applicant further agrees to conditions to mitigate potential impacts that would result from the loss of open space, natural air and light and distance between lots including the provision of a privacy fence and a tree protection and replacement plan. Finally, a community liaison would also be identified to address any issues during construction, as well as plans made available to the neighbors of construction hauling routes and vehicle and pedestrian circulation during construction of the single-family home on the pipe-stem lot. Therefore, staff recommends that the County Board approve the use permit request with 12 foot side yards on the north and south sides of the property, subject to conditions of the staff report.

BACKGROUND: This application was heard at the December 10, 2011 County Board meeting. The County Board deferred the Use Permit to the February 11, 2012 meeting and directed staff to facilitate discussions between the neighbors and the applicant regarding the pipe-stem lot focusing on following three issues: window placement, height and massing of the proposed house, and stormwater management. Since the December hearing, the applicant has met twice with the neighbors and staff, and has proposed a new design that has a smaller footprint of 25’ x 42’ (a reduction from the 25’ x 60’ footprint originally proposed) and adds a detached, two-car garage to the rear of the property.

The subject lot is 7,201.5 square feet, and approximately 49 feet wide with access provided by a 10- foot wide stem on North Nottingham Street. The lot was created as a pipe-stem lot in 1969. The box below provides a summary of the history of the lot and its establishment.

The lot was first recorded in 1909 and has always been 49 feet wide with all of the subsequent subdivisions having been properly executed and recorded according to the regulations that were in effect at the time. The original lot from which the subject parcel was subdivided in 1969 was created in 1909. A portion of the lot was sold to J. W. Harrill in 1946. The 1946 Deed Book references the property as being 49.24 feet wide. In 1969, Mr. Harrill subdivided his property to create the subject lot, Lot 7D. The subdivision request was granted under the following provisions of Section 2.D.4 of the 1950 Arlington County Zoning Ordinance, the general provisions relevant to all districts related to subdividing, and re-subdividing parcels of land.

No parcel of land held under separate ownership, with or without buildings, at the time this ordinance became effective, shall be subdivided, resubdivided, or reduced in any manner below the minimum lot width and lot area required by this ordinance except as provided for remnants by the Arlington County subdivision regulations

Furthermore, Section 9.C. of the Zoning Ordinance related to area requirements for the “R-6” zoning district provided the following:

1. Lot area. Every lot shall have a minimum average width of sixty (60) feet and a minimum area of six thousand (6,000) square feet; the minimum lot area per dwelling unit shall also be six thousand (6,000) square feet; provided that, where a lot has less width and less area than required in this subsection and was recorded under one (1) ownership at the time of the adoption of this ordinance, such lot may be occupied by any use permitted in this section.

Based on the provisions above in Section 2.D.4., the 49.2 foot lot was subdivided in 1969 creating the pipe-stem lot although the lot was only 49 feet in width because it was considered a remnant of the lot sold and recorded in the Deed Book in 1946. Further, because the lot was recorded under single ownership at the time the 1950 ordinance was adopted consistent with Section 9.C., Mr. Harrill was permitted to create lot 7D as a buildable lot in 1969.

The following provides additional information about the site and location:

Site: The subject lot is located on the block generally bounded by 27th Street North to the north, North Lexington Street to the east, 26th Street North to the south, and North Nottingham to the west. The adjacent uses to the lot, north, south, east, and west, are single-family residences.



Zoning: The site is zoned “R-6,” One-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Low Residential” 1-10 units per acre.

Neighborhood: The site is located within the Leeway Overlee Civic Association. The Leeway Overlee Civic Association submitted a letter in opposition of the original design. Since the neighbors and the applicant have been working towards a compromise, the Civic Association has deferred to that process and will not object to the proposed house as long as it is the product of a compromise and the immediate neighbors are satisfied.

Since the County Board meeting on December 10, 2011, the neighbors have met with the applicant on January 5 and January 12, 2012 regarding the design of the proposed house. The discussion resulted in the following modifications: the footprint of the house has been reduced in length from 60’ to 42’; the height has been reduced from a peak height of approximately 30’ to 23’8”; and the number of windows on both sides has been reduced. In order to achieve the reduced height, the applicant has proposed a mansard-style flat green roof instead of a more traditional pitched roof. While the changed design addresses many of the issues raised by the neighbors regarding the application, the neighbors still have reservations about the design, specifically the boxy nature of the house with the flat roof, and a second window for the bedroom on the second floor facing the south (or right) side. The neighbors have also expressed concerns regarding stormwater management and drainage, and have not expressed an opinion about the revised grading/drainage plan as of the date of this staff report.

DISCUSSION: On March 18, 2003, the County Board adopted a Zoning Ordinance amendment (Subsection 31.A.16.) that permitted the creation of new pipe-stem lots only by use permit as part of a Unified Residential District. In addition, the 2003 amendment required 25 foot setbacks and side yards on all sides of houses built on a pipe-stem lot. When the ordinance was revised to

¹ Subject lot is shaded in yellow; Not to dimension or scale.

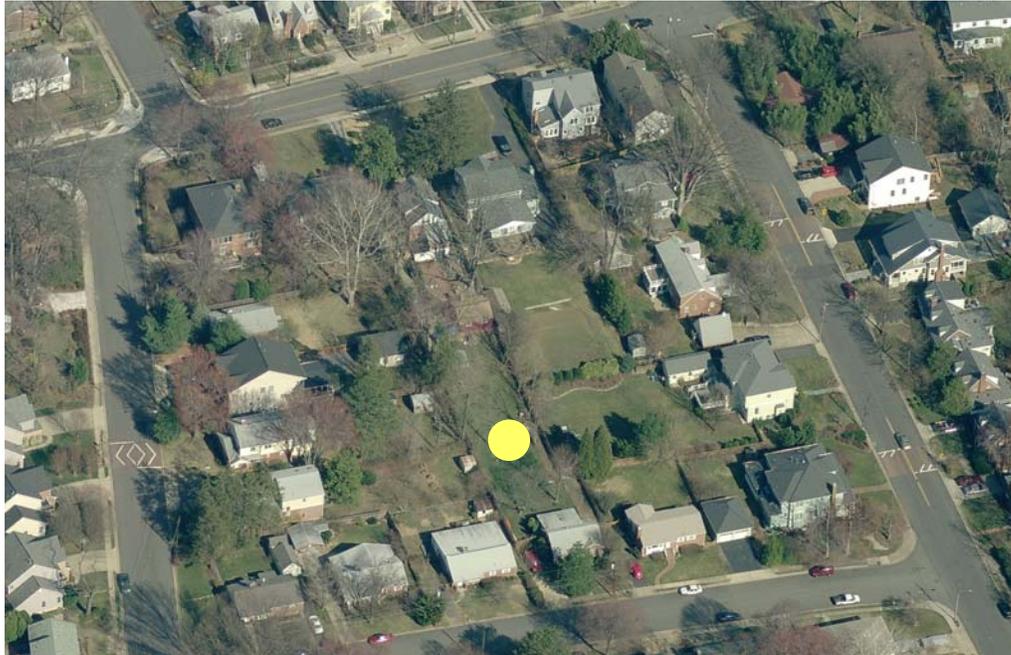
require the 25 foot yard on all sides of the “pipe” portion of a pipe-stem, it was determined that the placement of buildings in a pipe-stem lot should be governed differently than typical lots because the particular shape of the pipe-stem and the location of the “pipe” behind other lots affects surrounding lots by obstructing natural light and air, and because it decreased the amount of open space around dwellings which has an impact on privacy. Although the Zoning Ordinance adopted in 2003 did not include a grandfathering provision to exempt existing pipe-stem lots from the new, stricter yard requirements than had previously been required, the documentation associated with the ordinance revision shows that it was not the intention that pipe-stem lots that existed at the time the ordinance was adopted were to be prevented from developing. Instead of a grandfathering provision, it was determined that the existing pipe-stem lots could go through the use permit process in order to modify the 25 foot side yards to an appropriate degree. It was also determined, at the time of the ordinance amendment in 2003, that there were fewer than 20 properties that would be unable to meet the new setback requirements and that had not yet been built; this is the first application since the ordinance was amended to request a setback modification in order to be able to construct a new single-family dwelling. The size and narrowness of this lot, under the new setback requirements, mean that a use permit is required for any house to be built.

The applicant originally requested side yard modifications to permit setbacks of 8 and 10 feet because that is the standard that would have been applied to a standard lot and to a pipe-stem lot prior to the adoption of the more restrictive pipe-stem side yards in 2003. Staff reviewed and analyzed the appropriateness of applying the side yard modifications as requested in the context of existing side yards and setbacks and the distance between lots and structures immediately adjacent to and surrounding the subject lot. Staff found that 8 and 10 foot side yards would not reasonably protect the neighborhood from improvements on the lot.

In balancing the expressed (and codified) desire for wider yards for pipe-stem with the intent of permitting development on pipe-stem lots created prior to 2003, staff identified 12 foot setbacks as being an appropriate compromise between the 25 foot side yards required by the Ordinance for pipe-stem lots and the expectation that the property owner would have a viable use of the land, for a property where 25 foot setbacks cannot be achieved. Surveying the narrow, non pipe-stem lots on the same block as the subject lot, several of the houses constructed on the lots are approximately 25 feet wide, and some of those are two stories tall. In addition, the two pipe-stem lots that are accessed from the 2600 block of John Marshall Drive are developed with 42-foot wide houses constructed on approximately 60-foot wide lots. The side yards on the lots vary, but the average based on the 42-foot wide houses would be approximately 10 for the lot that is approximately 60 feet wide and 12 feet for the lot that is approximately 64 feet wide.



Top: Neighborhood Context: Existing 49' wide lots improved with single-family dwellings approximately 25 feet wide²
 Bottom: View of the neighborhood looking east. Approximate location of lot 7-D is marked with a yellow dot.



² Source: Arlington County GIS Mapping System
 U-3306-11-1 Use Permit
 Arlington Designer Homes
 PLA-6117

ADDRESS	DISTANCE BETWEEN ADJACENT STRUCTURES & PIPE-STEM LOT LINE
2621 N Nottingham Street	52 feet
5826 27th Street N	124 feet
5822 27th Street N	95 feet
5818 27th Street N	70 feet
2619 N Lexington Street	73 feet
2612 N Lexington Street	80 feet
5827 26th Street North	125 feet
2609 N Nottingham Street	69 feet
2615 N Nottingham Street	25 feet

Staff concludes that a twelve foot wide yard is adequate on this property because, although larger setbacks could be required, doing so would most likely result in a house that is substantially narrower than other houses in the neighborhood, which has several houses that are between 25 and 30 feet wide, but none narrower than 25 feet. Such a narrow house would likely be out of character with the neighborhood. In addition, the tree and fence requirements, as well as the height limitations on the house, should help to protect the surrounding properties from the effects of the narrow yards. The applicant has also agreed to a condition that assures the architectural style of the house by committing to the elevations submitted as part of the application. In this way the house will be consistent with newer houses constructed in the area. Therefore, staff recommends that the County Board allow the twelve-foot side yards.

In addition, to mitigate any impacts that may result from a reduced side yard on neighboring or adjacent properties and structures, and to avoid the activities on the pipe-stem lot encroaching into other backyards, the applicant has agreed to provide a privacy fence and to submit, obtain approval of and implement a tree protection and replacement plan. Finally, storm water management and drainage issues would be closely reviewed and appropriate measures for mitigation determined during the final engineering plan review process, in accordance with the requirements of the Chesapeake Bay Preservation and Erosion and Sediment Control ordinances.

At the December 10, 2011 meeting, the County Board directed staff to work with the applicant and the adjacent neighbors to find a compromise in the following three areas: height and massing of the proposed house; window placement on the north and south sides of the house (left and right as described on the elevations); and stormwater management. Since then, the applicant and the neighbors have met to discuss the proposed house and have come to agreement that the house will be 25' by 42' (which is a reduction from the 60' initially proposed), which maintains the 12' side yards recommended by staff and also meets the neighbor's request that the house be shorter. The applicant also proposes a mansard-style, green roof, that will be approximately 23'8" tall,

which is approximately 7' lower than previously proposed. While the neighbors have expressed a preference for a lower roof, they have also expressed concern that the flat roof creates a “boxy” look and they would like to see a different design that reduces the overall visual impact. At the time of the writing of this report, the applicant continues to explore different roof design options to respond to the concerns raised by the neighbors.



Renderings of the proposed house with the mansard-style green roof

In order to achieve the lower roof and shorter house, the applicant removed the proposed two car garage from the structure and is now proposing to construct a two car garage towards the rear of the property, in the northeast corner. The proposed garage would be approximately 22' x 22' and 11' high, which size and height are typical of a two car detached garage. The new design does increase lot coverage to 46.3%, which is 1.3% higher than what is permitted in the R-6 zoning district. However, staff supports the increased lot coverage for two reasons. First, the driveway is counted in the lot coverage calculations. The driveway will be made out of pervious pavers or a similar material, which will help to mitigate the stormwater and drainage impacts of the proposed house and garage. Second, the majority of the increased lot coverage comes from the increased length of the driveway that is required to reach the detached garage, which was decided on as a compromise between the neighbors and the applicant.

The new house design has reduced the number of windows on both the north and south sides (left and right) of the proposed house. There is one window that remains a concern to the neighbors, which is a second window in the bedroom on the south-facing elevation. One window is required by code to be large enough to serve as emergency egress; the applicant is exploring either providing a privacy treatment for the second window or potentially reducing the size of the window to address the concerns expressed by the neighbors.

The revised plan includes the following measures to address stormwater management and drainage concerns: a green roof, pervious paving materials, and raintanks for on-site water retention. Combined, these measures meet or exceed the requirements of the Chesapeake Bay Ordinance and the Erosion and Sediment Control Ordinance.

Staff finds that the applicant has addressed many of the issues raised by both the neighbors and the County Board, and that the proposed house is smaller and of a lower visual impact than the

house that was initially proposed, while maintaining the 12' setbacks recommended by staff. In addition, staff finds that the mitigation measures proposed including the lower roofline, fewer windows, and a reduction in the length of the house, as well as the 7' fence and vegetative screening will help to meet the intent of requiring 25' setbacks on pipe-stem lots, which was to address privacy concerns. Therefore, staff recommends that the County Board find that the development of the pipe-stem lot will not affect adversely the health or safety of persons residing or working in the neighborhood, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and will not be in conflict with the master plans of the County, and that it approve the application subject to the conditions set forth below.

CONCLUSION: Staff finds that some reduction of side yards on the existing pipe-stem lot would be appropriate with mitigation measures to address privacy and the loss of open space that would result from the construction of a new home on the lot. Staff reviewed the proposed side yards in the context of the ordinance amendment adopted in 2003, which required the 25 foot yards on pipe-stem lots, and in the context of the neighborhood, which has a variety of housing types and sizes. Based on this review, the most appropriate side yard for the subject pipe-stem lot in order to develop a one-family dwelling with minimal impact would be at least 12 feet on both the north and south sides of the property. The 12 foot side yard would allow for development of a 25 foot wide single-family two story dwelling consistent with other houses constructed on narrow lots in the area. The applicant has agreed to conditions to mitigate potential impacts that would result from the loss of open space, natural air and light and distance between lots requiring the provision of a privacy fence and a tree protection and replacement plan. Finally, the applicant agrees to make available during construction on the pipe-stem lot, construction plans and maps showing construction hauling routes, pedestrian and vehicle circulation, and the availability of a community liaison to respond to any questions, concerns or issues during construction. Therefore, staff recommends that the County Board approve the subject use permit request to allow construction of a building on a pipe- stem lot with side yards of twelve feet and with height and lot coverage modifications to the amounts set forth in the conditions of the staff report, subject to the conditions set forth below.

Conditions

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

1. Side Yard

The Developer (as used in these conditions, the term "Developer" shall mean the applicant, Arlington Designer Homes, Inc., the owner, and any of their successors and assigns) agrees that side yards shall be at least 12 feet on each of the north and south sides of lot 7D identified as RPC #01-075-020 as shown on the drawings submitted by Arlington Designer Homes, Inc., and prepared by Dominion Surveyors Inc. dated January 17, 2012 and revised February 2, 2012 and titled, "Preliminary Grading Plan Sketch" (the Plan).

2. Permitted Buildings

The Developer agrees that buildings on the lot shall be limited to one single-family detached dwelling and one detached garage as shown on the revised plans dated February 1, 2012 and reviewed and approved by the County Board and made a part of the public record on February 11, 2012 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.

Minor revisions may be made to the proposed structures due to final design and engineering. Any such minor revisions shall be approved by the Zoning Administrator if she finds that they are consistent with the approval of this use permit as set forth in the staff review, and are necessary to accommodate matters beyond the Developer's control. The Zoning Administrator shall approve minor modifications to building height as shown on the elevations dated February 1, 2012 of no more than one additional foot added to the height of the structural deck, if she finds that such modifications are necessary as a result of the final grade determined by final engineering plan review and approval.

Encroachments into the 12 foot side yards shall be permitted only if consistent with Section 32 of the Arlington County Zoning Ordinance. These encroachments may include, but shall not be limited to, window wells and a side basement egress. The Developer further agrees that, except as specifically set forth in these conditions and this approval, the development shall be consistent with the Arlington County Zoning Ordinance and any other applicable laws or regulations.

3. Privacy Fence and Screening

The Developer agrees to provide a new 7 foot tall board on board wood privacy fence as shown on the Plan in order to mitigate the impacts of the new house on existing neighbors. Such fence will be constructed prior to issuance of the Certificate of Occupancy for the single-family dwelling on the lot. Further the Developer agrees to plant trees as identified on

the landscape plan dated February 2, 2012 prepared by TreesPlease, within the side yards that would provide additional screening. Such trees shall be shown on a landscape plan submitted by the Developer that shows the number and spacing of 6-8 foot tall screening trees, such as Arborvitae, Leyland Cypress, American Holly, Foster Holly, or trees the Zoning Administrator determines to have a similar growth habit, that shall be planted in the south side yard. At least three trees shall be planted in the south side yard, unless the Zoning Administrator finds that the trees required for conformance with the Chesapeake Bay Preservation Ordinance cannot reasonably be planted and survive when this requirement is met. In addition, the landscape plan shall show the location and type of trees to be planted in order to conform with the requirements of the Chesapeake Bay Preservation Ordinance. The landscape plan shall be submitted with the grading plans, and shall be approved by the County Manager.

The Developer also agrees to fully screen the Air Conditioning unit with shrubs or other suitable vegetation, to be shown on, and approved as part of the landscape plan. The Air Conditioning unit shall be no closer than seven (7) feet to the property line.

In addition, the Owners of the single-family dwelling shall maintain the fence and the screening trees in good repair so long as the dwelling is on the lot.

4. Tree Protection and Replacement

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are three (3) inches in diameter or greater. The survey shall include any tree on adjacent sites whose critical root zone extends onto the subject site.
- b. The Developer agrees to file and implement a final tree protection plan based on the Development Tree Inventory completed by TreesPlease and dated July 11, 2011 which will designate any trees proposed to be saved by the Developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved site plan and shown on any filing in connection with this case, will be protected using recognized arboricultural practices. Furthermore, the trees to be planted in accordance with the document titled "Lot 7-D, North Nottingham Street Tree Cover Analysis" (undated) prepared by TreesPlease, shall be shown in addition to screening and other trees called for by the landscape plan referenced in Condition 3. The Developer agrees to plant and install all trees shown on the landscape plan and the TreesPlease plan. The landscape plan shall also include any trees on adjacent sites whose critical root zone extends onto the subject site and recognized arboricultural mitigation measures for critical root zones impacted by construction activities. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager to meet the requirements of this use permit, before the issuance of the Land Disturbing Activities (LDA) permit.

c. The Developer agrees that any tree proposed to be saved on the tree protection plan dated July 11, 2011 or other filing shall be saved. At a minimum, this plan shall include:

- (1) A site grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
- (2) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the critical root zone of the trees to be saved.
- (3) Identification of tree protection measures and delineation of placement of tree protection.

5. **Sidewalk Easement**

The Developer agrees to dedicate a 1-foot wide public sidewalk and utility easement along the length of the existing sidewalk on the frontage of Lot 7-D to accommodate a five (5) foot wide sidewalk and a 4-foot wide green strip, as shown on the overlot grading plan. The easement shall be dedicated and recorded prior to the issuance of a Certificate of Occupancy for the house.

6. **Community Liaison During Construction**

The Developer agrees to comply with the following before issuance of the Land Disturbing Activities Permit and to remain in compliance with this condition until the Certificate of Occupancy is issued.

- a. The Developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be available throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents whose property abuts the site, the Leeway Overlee_Civic Association, and to the Zoning Administrator, and shall be posted at the entrance of the project.
- b. Before commencing any clearing or grading of the site, the Developer shall hold a community meeting with those whose property is adjacent to, (including across the street from) the project, as well as the Civic Association to review the construction hauling route, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The Developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Land Disturbing Activities Permit is issued. The Developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route to be defined as using John Marshall Drive to access Lee Highway, construction worker parking and temporary pedestrian and vehicular circulation (one set of which will be forwarded to the Police). Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be made available to the public. At

the community preconstruction meeting, the Developer shall present the final, approved landscape and grading and drainage plans.

- c. Throughout construction of the project, the Developer agrees to advise property owners adjacent to (including across the street from) the project, along with the Civic Association, in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. At the end of each work day during construction of the project, the Developer agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. The Developer agrees that construction activity, except for construction worker arrival to the construction site, will commence no earlier than 7:00 a.m. and end by 7:00 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 7:00 p.m. on Saturdays. No construction activities shall take place on Sundays or Holidays. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at 7:00 p.m. The Developer agrees to place a minimum of one sign per street front around the construction site, indicating the permissible hours of construction, to place one additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.

7. **Stormwater Management and Drainage**

The Developer agrees to submit a final grading and drainage plan to address stormwater management and drainage issues with an emphasis on preventing adverse runoff impacts on downgradient properties relative to existing conditions, and to obtain the County Manager's review and approval of such plan as part of the final engineering plan review process. The Developer agrees to obtain review and approval from the County Manager of the grading and drainage plan prior to the issuance of any land disturbing permits on the site. The Developer further agrees to implement the grading and drainage plan during construction and for the life of the use permit. This plan shall be reviewed during the final engineering plan review process, in accordance with the requirements of the Chesapeake Bay Preservation and Erosion and Sediment Control ordinances. In addition to the requirements of the Chesapeake Bay Preservation and the Erosion and Sediment Control Ordinances, the Developer agrees to install measures such as permeable pavers, grasspave2, or other similar material approved by the County Manager, for the driveway and patio, or other suitable measures to be approved by the County Manager, to be shown on the final approved grading and drainage plan.

In addition, the Developer agrees to execute and submit the Arlington County, Virginia Stormwater Facility Maintenance and Monitoring Agreement, or successor to such agreement, in accordance with the requirements of the Department of Environmental Services.

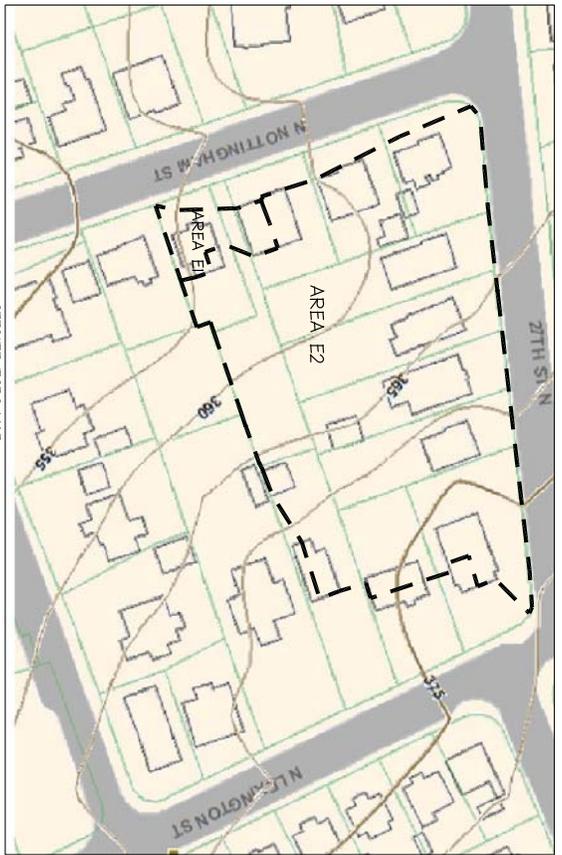
8. **Green Home Choice**

The developer agrees to register the project with Arlington’s Green Home Choice program and to incorporate at least 200 credits in the project in order to receive Green Home Choice certification at the Silver level upon completion. Of these 200 credits, at least four (4) shall be earned within the Water Use Reduction section of the Green Home Choice scorecard. The developer agrees to schedule and complete all inspections and other requirements of the Green Home Choice program. Prior to issuance of the final building permit, the developer agrees to submit to the Green Home Choice Program Manager a signed copy of the Green Home Choice scorecard and application.

As required by the Green Home Choice Program, a Homeowner’s Manual documenting compliance with the program shall be submitted to the Green Home Choice program coordinator for review, verification, and approval prior to issuance of the first Certificate of Occupancy. This manual shall include a copy of the final, signed version of the Green Home Choice scoresheet, as well as documentation that is sufficient to confirm the installation of all features in the home that have earned credits for the applicant on the Green Home Choice scorecard.

PREVIOUS COUNTY BOARD ACTIONS:

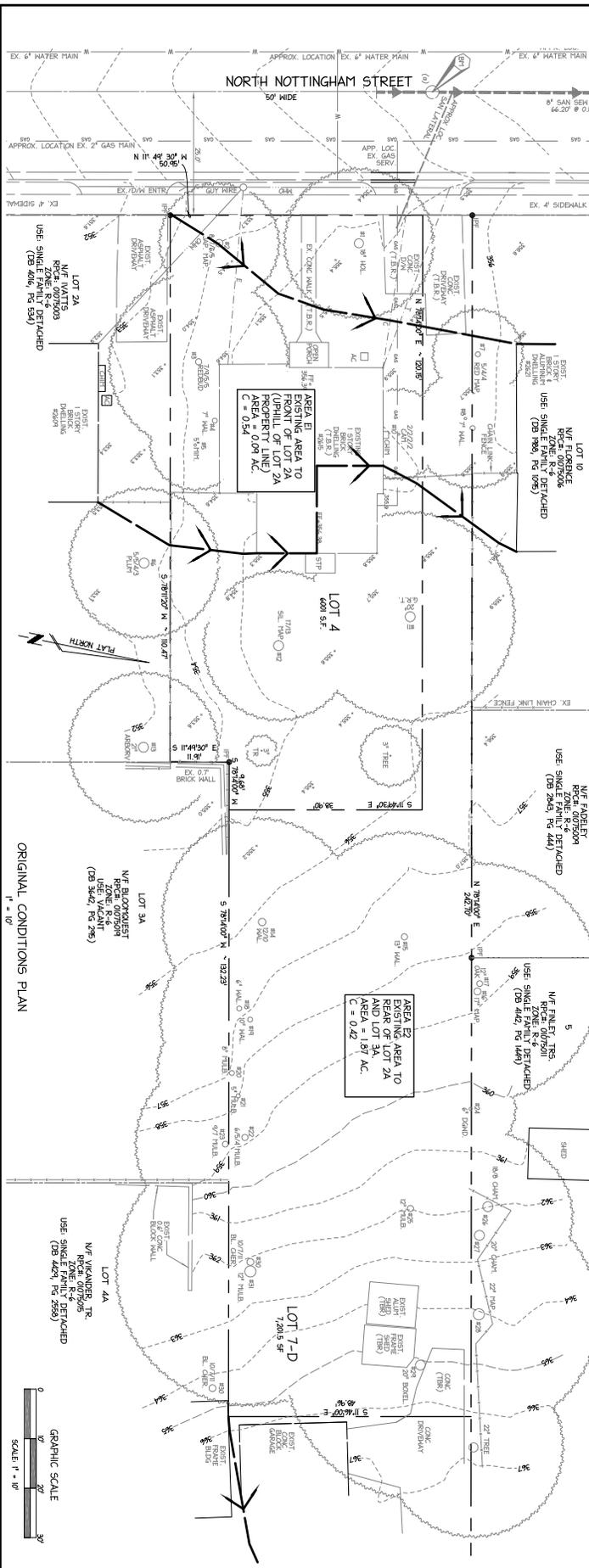
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|-------------------|---|
| October 15, 2011 | Deferred a use permit request to modify the setbacks and yards to the November 19, 2011 County Board meeting. |
| November 19, 2011 | Deferred a use permit request to modify the setbacks and yards to the December 10, 2011 County Board meeting. |
| December 10, 2011 | Deferred a use permit request to modify the setbacks and yards to the February 11, 2012 County Board meeting. |



OFFSITE TOPO MAP
SCALE: 1" = 50'



AERIAL MAP
SCALE: 1" = 50' (-/-)



ORIGINAL CONDITIONS PLAN
SCALE: 1" = 10'

AREA / BINDER CALCULATIONS
(TO FRONT OF LOT 2-A)
AREA = 0.08 ACRES (3200 SF.)
C = 0.04
10-1R 2 HR STORM = 3.02" RAINFALL
10-1R 2 HR STORM VOLUME = 29.00 CUBIC FEET
AREA X C X RAINFALL
= 598 CUBIC FEET

AREA E-2
(TO REAR OF LOT 2-A AND LOT 3-A)
AREA = 0.08 ACRES (3200 SF.)
C = 0.04
10-1R 2 HR STORM = 3.02" RAINFALL
10-1R 2 HR STORM VOLUME = 29.00 CUBIC FEET
AREA X C X RAINFALL
= 598 CUBIC FEET

NOTES:
1. IRRIGATED AREAS CALCULATED BY DIGITIZING THE VISIBLE ROOF SHOWN ON THE AERIAL PHOTO.
2. RATIONAL METHOD "C" CALCULATED AS 0.25 FOR GRASS, 0.50 FOR IRRIGATED AREAS.

COMMONWEALTH OF VIRGINIA
Professional Seal
L. R. Babb
L.S. No. 11789
A. Alan R. Dalton
L.S. No. 12120/2

RUNOFF / BMP SUMMARIES

LOT 7-D
RPC 01075020

ARLINGTON COUNTY, VIRGINIA

DATE	DESIGNER	NO.	DESCRIPTION	BY	APPROVED	DATE

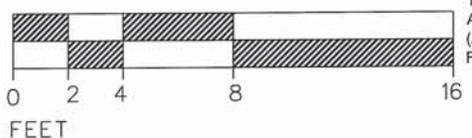
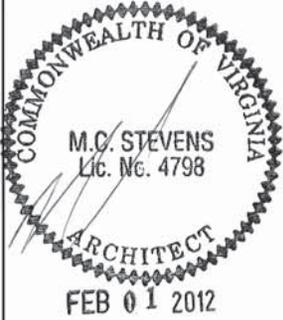
DATE	DESIGNER	NO.	DESCRIPTION	BY	APPROVED	DATE

DOMINION Surveyors Inc.[®]

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309

703-619-6555
FAX 703-799-6412

JOB NO. 81040300-7
SHEET 2 OF 4

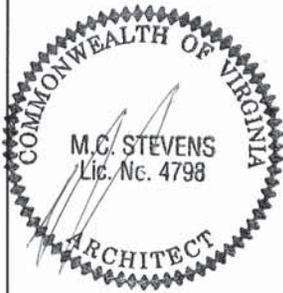


TABULATIONS:
 AVERAGE GRADE: 358.75 +/-
 (AVG GRADE TO BE CALC'D AND VERIFIED
 FROM FINAL HOUSE APPROVED LOCATION)

FRONT ELEVATION
 ALT-01.25.2012



SBE AND ASSOCIATES, INC
 ARCHITECTS A.I.A. ARLINGTON, VA.

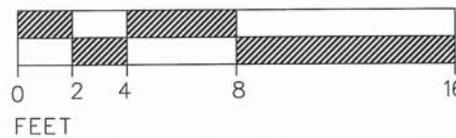


FEB 01 2012

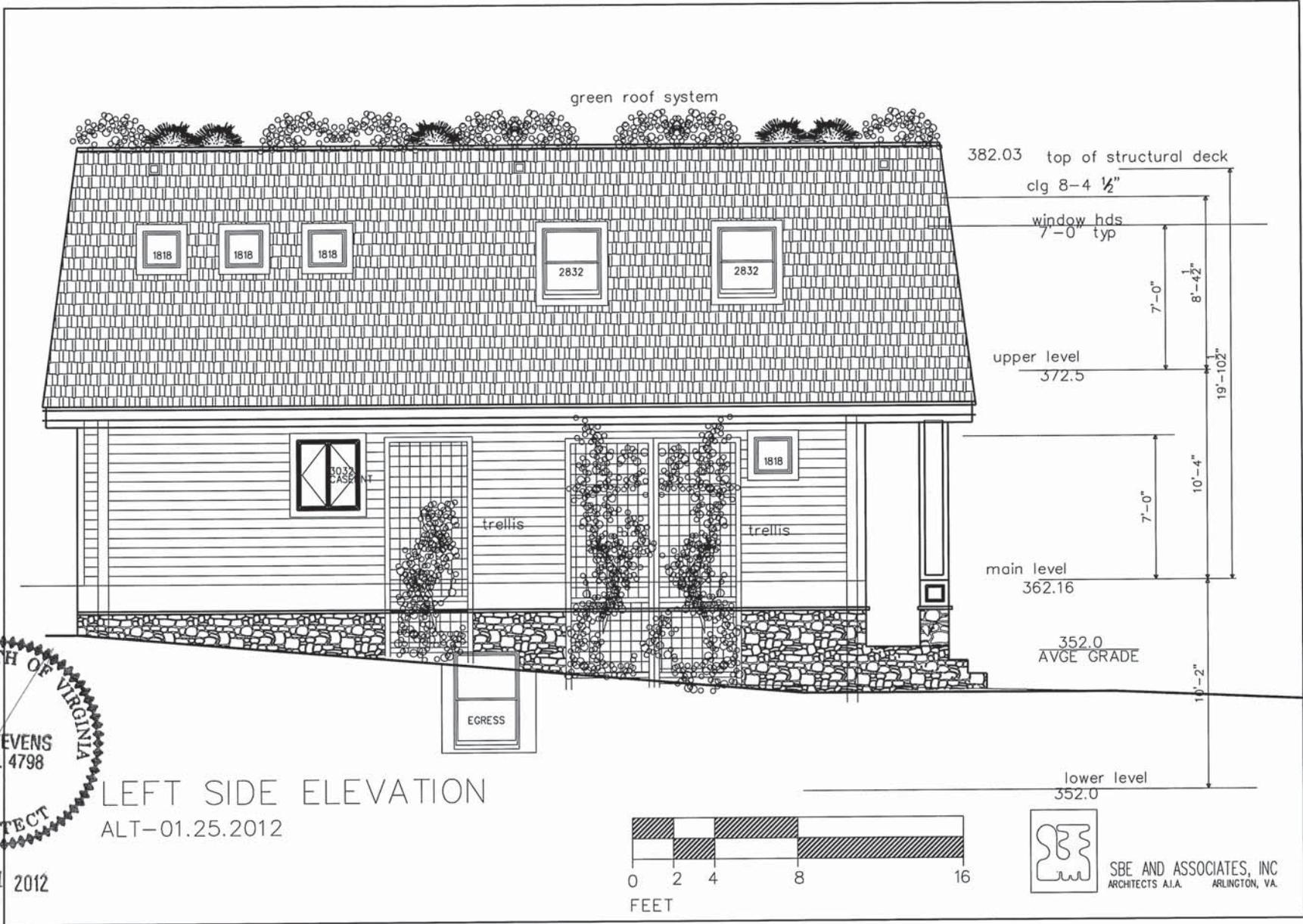


REAR ELEVATION

ALT-01.25.2012

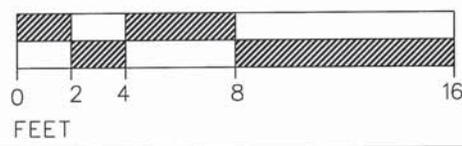


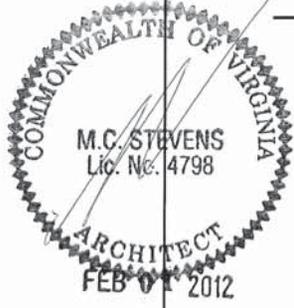
SBE AND ASSOCIATES, INC
ARCHITECTS A.I.A. ARLINGTON, VA.



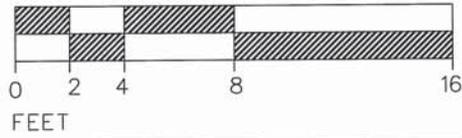
LEFT SIDE ELEVATION
ALT-01.25.2012

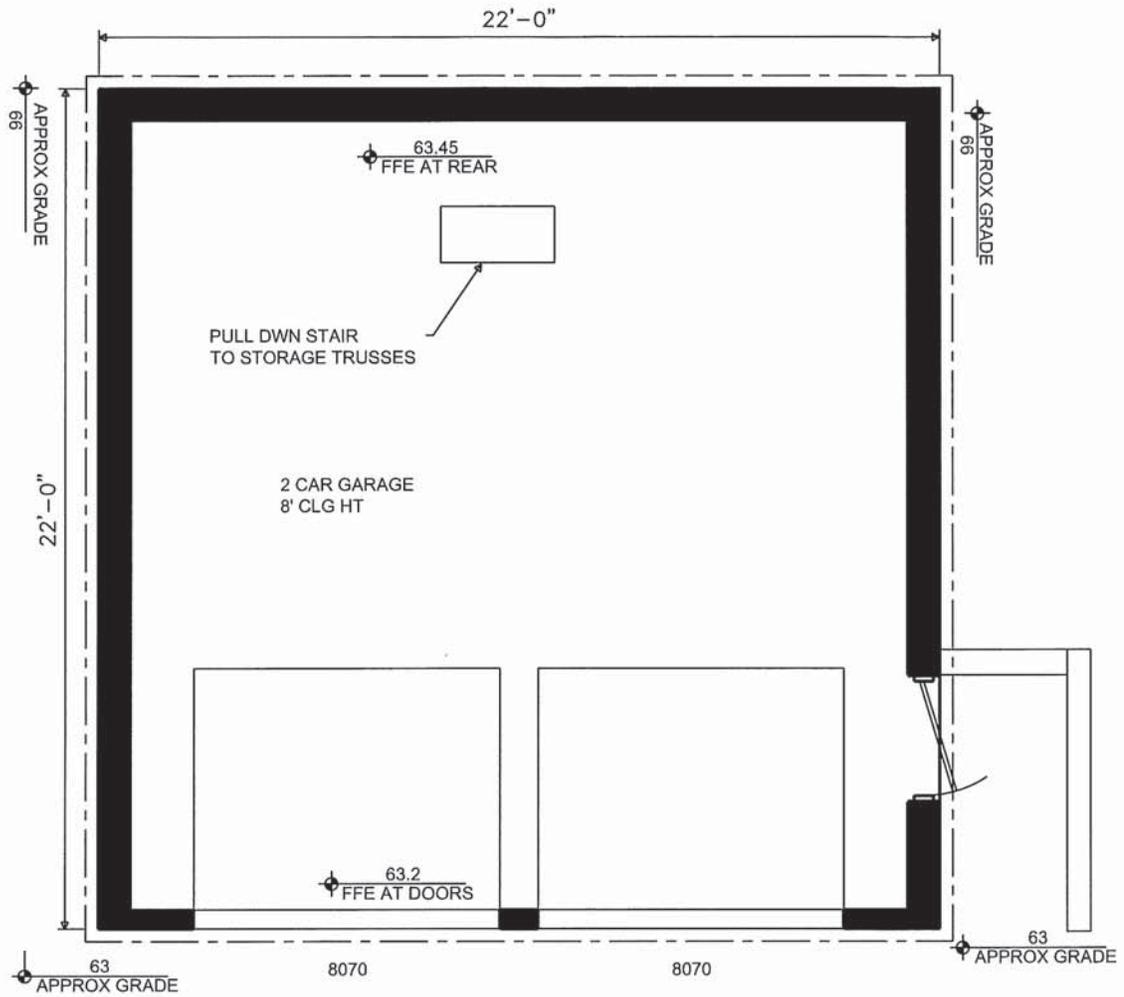
FEB 01 2012





RIGHT SIDE ELEVATION
ALT-01.25.2012





2 CAR GARAGE

484 sq ft

AVGE GRADE OF GARAGE 64.5

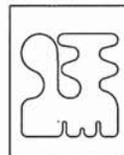
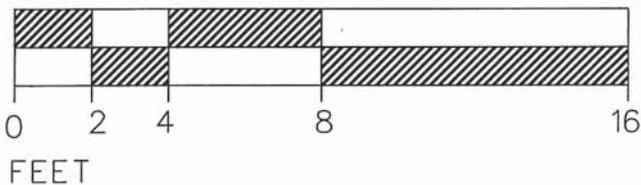
HT ABOVE AVGE GRD OF GARAGE:
10.40'

FEB 01 2012



TABULATION:

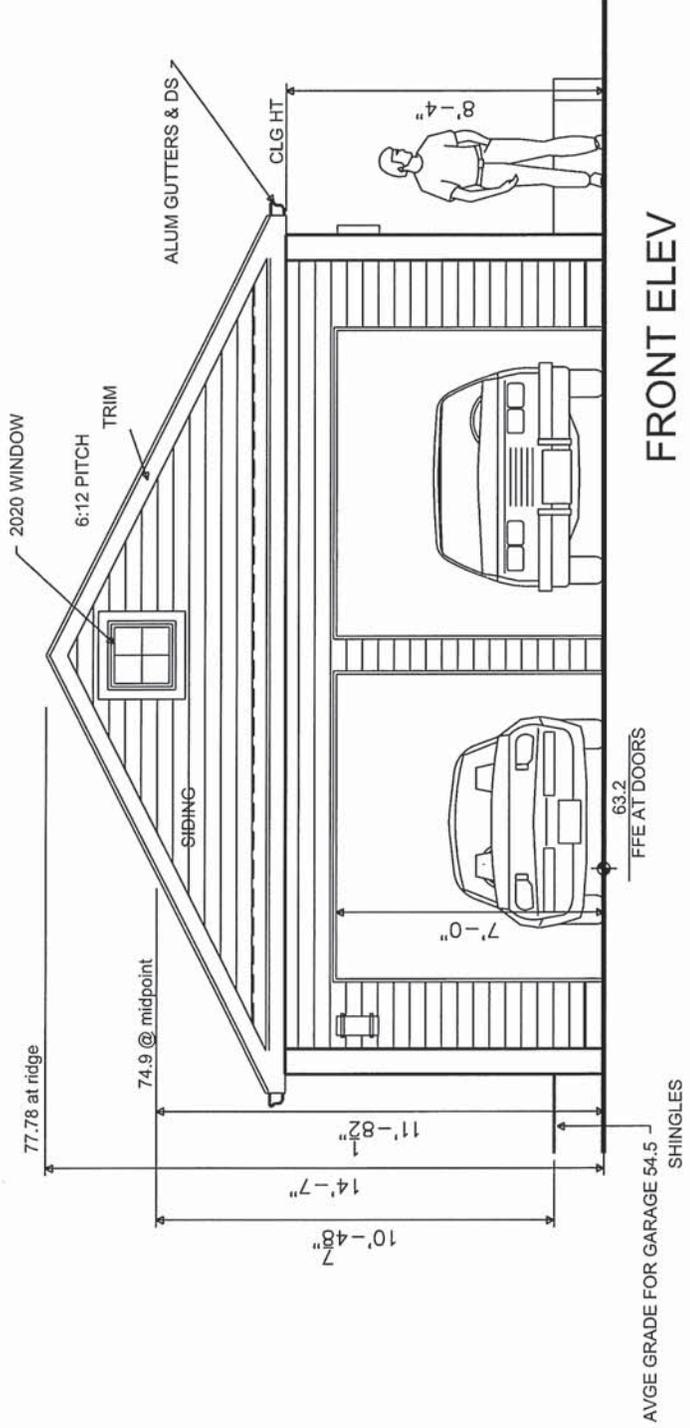
484 SF AREA
HT TO CLG: 8'-0" (ELEV 71.2+/-)
AVGE GRADE OF GARAGE: (ELEV 64.5+/-)
STORAGE TRUSS ROOF FRAMING:
12" BOTTOM CHORD, 4" OVERHANGS
6/12 PITCH:
(YIELDS 5' HT INSIDE AT RIDGE)
RIDGE HT OF 70 INCHES+/- (ELEV 78.28)
MIDPOINT OF ROOF 35 INCHES+/- (ELEV 75.36)



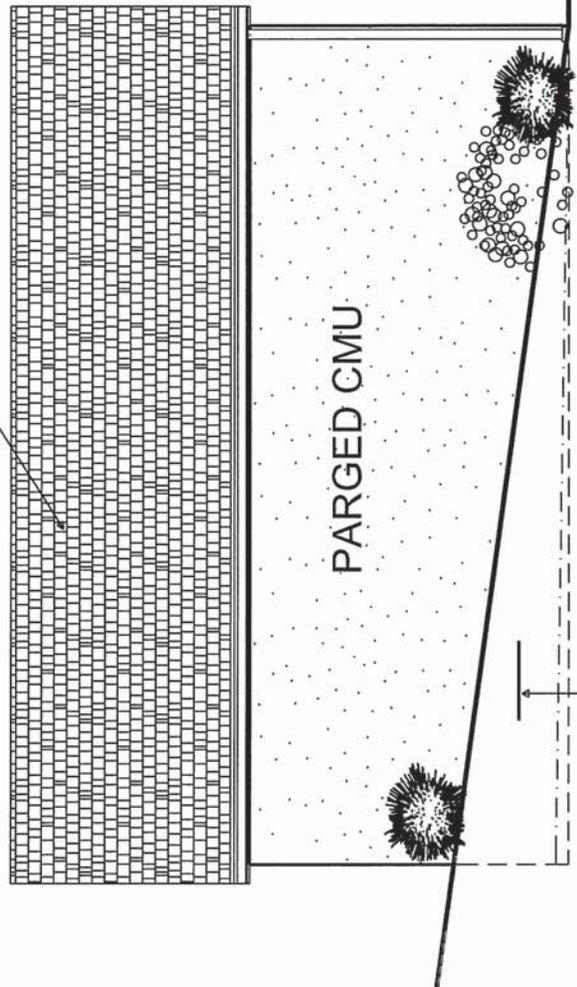
SBE AND ASSOCIATES, INC
ARCHITECTS A.I.A. ARLINGTON, VA.



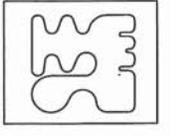
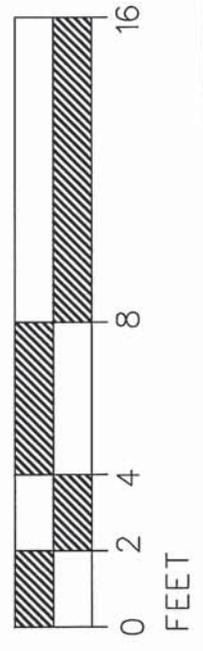
FEB 01 2012



FRONT ELEV



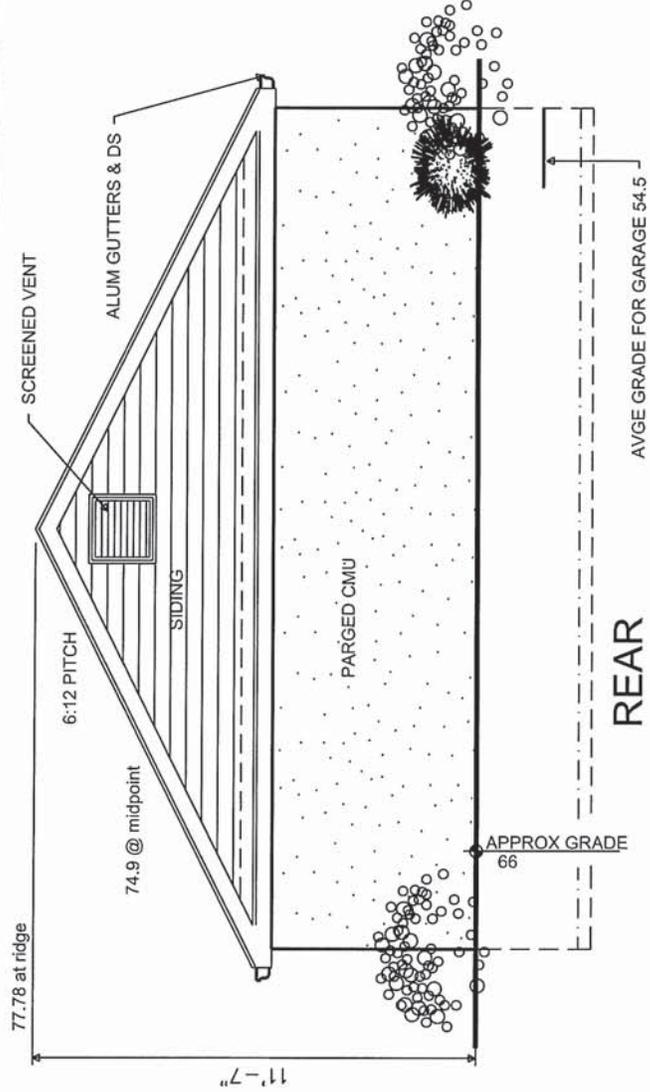
LEFT SIDE



SBE AND ASSOCIATES, INC
ARCHITECTS A.I.A. ARLINGTON, VA.



FEB 01 2012

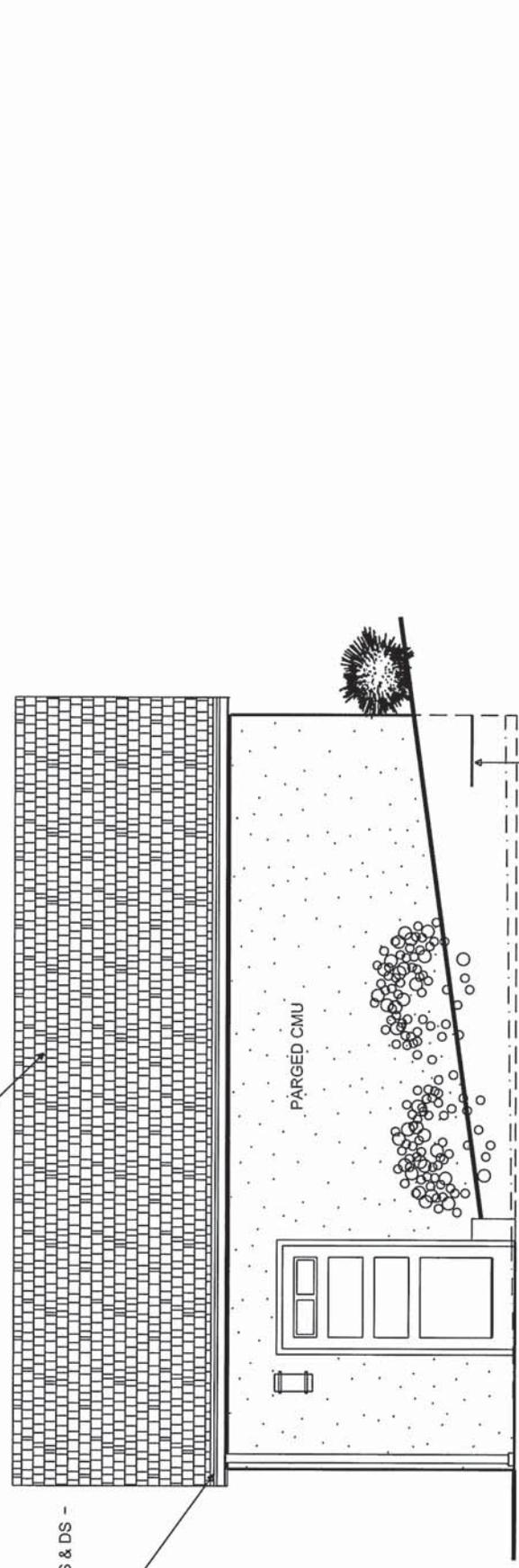


REAR

APPROX GRADE 66

AVGE GRADE FOR GARAGE 54.5

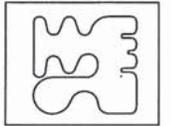
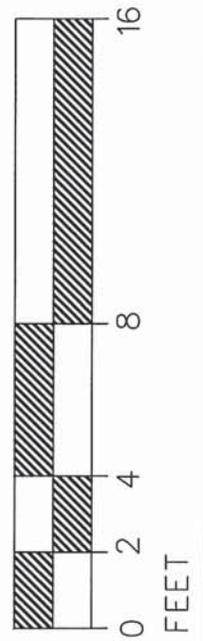
SHINGLES



RIGHT SIDE

ALUM GUTTERS & DS -

AVGE GRADE FOR GARAGE 54.5



SBE AND ASSOCIATES, INC
ARCHITECTS A.I.A. ARLINGTON, VA.



FEB 01 2012

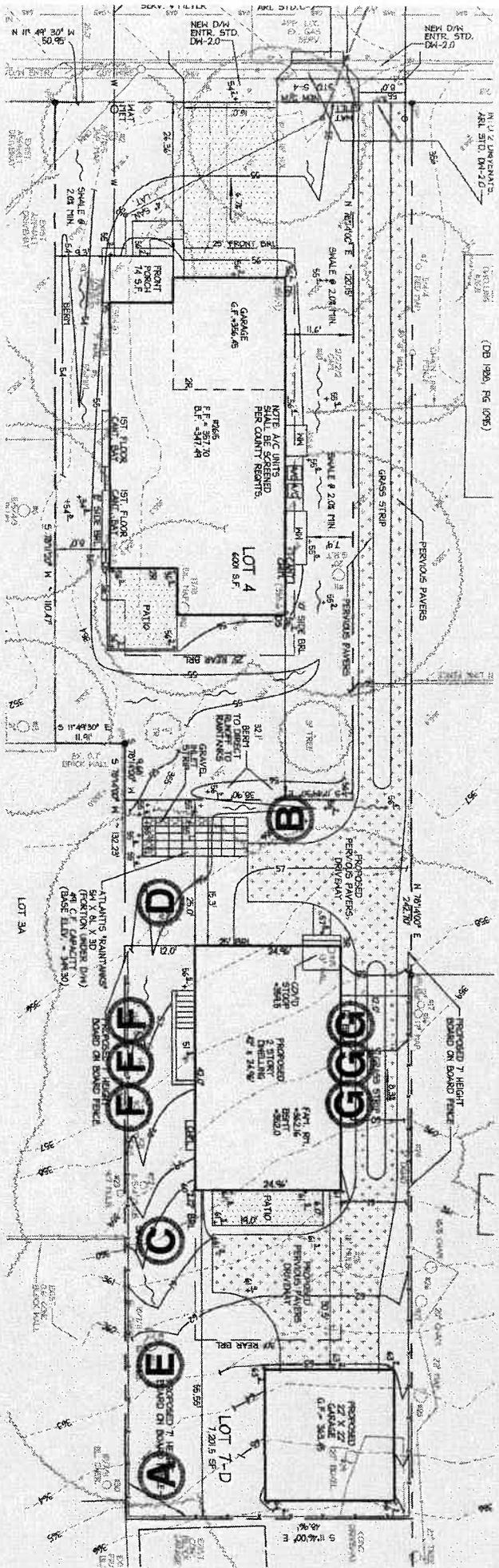


FRONT ELEVATION

A.T-01.25.2012



RIGHT ELEVATION



Landscape Planting Schedule

- A — 1 tulip tree, 2 - 2.5 inches caliper
- B — 1 red maple, 2 - 2.5 inches caliper
- C — 1 swamp white oak, 2 - 2.5 inches caliper
- D — 1 river birch, 2 - 2.5 inches caliper
- E — 1 white oak, 2 - 2.5 inches caliper
- F — 3 columnar arborvitae, 5-6 foot
- G — lattice with sweet autumn clematis, trumpet creeper, or climbing hydrangea

P.O. Box 828
 Chesapeake, Virginia 23061
 757-922-2388
<http://www.treesplease.com> info@treesplease.com

TreesPlease®
 other Dominion Surveys

Appendix
Development Tree Inventory
Lots 4 and 7-D North Nottingham Street
Arlington, Virginia
July 11, 2011

Prepared by
Edward P. Milhous
TreesPlease®

ASCA RCA #350 ISA #MA-0004A MD TE #458

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
1	American holly <i>Ilex opaca</i> Species Rating: 85%	18	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
2	Japanese maple <i>Acer palmatum</i> Species Rating: 90%	8/7/6/5	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
3	redbud <i>Cercis canadensis</i> Species Rating: 80%	7/9/5/5	.59	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. The canker disease <i>Botryosphaeria</i> is evident. This is a severe problem for this tree!	Do not save this tree... remove it when clearing.
4	black walnut <i>Juglans nigra</i> Species Rating: 80%	7	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.
5	mimosa <i>Albizia julibrissin</i> Species Rating: 20%	5	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
6	plum <i>Prunus</i> spp. Species Rating: 50%	5/5/4/3	.75	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair/good. The tree's fruit creates a mess people often object to.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved.

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
7	red maple <i>Acer rubrum</i> Species Rating: 80%	5/4/4	.75	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. This tree has virtually no chance of surviving construction. Included bark is evident. This tree has a poor form.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
8	black walnut <i>Juglans nigra</i> Species Rating: 80%	7	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.
9	goldenraintree <i>Koelreuteria paniculata</i> Species Rating: 55%	5	.75	It appears this tree is jointly-owned with neighbors. Marginal: This tree <i>might</i> be desirable in a new setting. This tree has no chance of surviving construction. Goldenraintree can be rather invasive and weedy.	Do not remove jointly-owned trees without owner consent. Leave the tree standing unless you have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
10	camellia <i>Camellia spp.</i>	2/2/2/2	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
11	goldenraintree <i>Koelreuteria paniculata</i> Species Rating: 55%	20	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Goldenraintree can be rather invasive and weedy.	Do not save this tree... remove it when clearing.
12	silver maple <i>Acer saccharinum</i> Species Rating: 40%	17/13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
13	arborvitae <i>Thuja spp.</i> Species Rating: 70%	21	.75	Off the site ; this tree is owned by someone else. This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. <i>Obscured hazard</i> : This tree's trunk is hidden by English ivy.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved. The tree's owner should have an arborist inspect the tree.
14	black walnut <i>Juglans nigra</i> Species Rating: 80%	12/10	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Included bark is evident. This is a serious problem for this tree. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.
15	black walnut <i>Juglans nigra</i> Species Rating: 80%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
16	silver maple <i>Acer saccharinum</i> Species Rating: 40%	17	.75	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. This tree has virtually no chance of surviving construction. There being no access, this tree was checked from afar. English ivy is attached to this tree's trunk.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
17	red oak <i>Quercus</i> spp. Species Rating: 80%	12	.75	Off the site ; this tree is owned by someone else. This tree would be desirable in a new setting. This tree has virtually no chance of surviving construction. <i>Obscured hazard</i> : This tree's trunk is hidden by English ivy.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
18	black walnut <i>Juglans nigra</i> Species Rating: 80%	6	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. <i>Obscured hazard</i> : This tree's trunk is hidden by vines. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.
19	black walnut <i>Juglans nigra</i> Species Rating: 80%	10	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. <i>Obscured hazard</i> : This tree's trunk is hidden by vines. Thousand canker disease looms; fatal; no known treatment.	Do not save this tree... remove it when clearing.
20	white mulberry <i>Morus alba</i> Species Rating: 30%	8	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
21	white mulberry <i>Morus alba</i> Species Rating: 30%	5	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
22	white mulberry <i>Morus alba</i> Species Rating: 30%	6/5/4	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree. Included bark is evident.	Do not save this tree... remove it when clearing.
23	white mulberry <i>Morus alba</i> Species Rating: 30%	9/7	.75	It appears this tree is jointly-owned with neighbors. This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not remove jointly-owned trees without owner consent. Leave the tree standing unless you have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
24	flowering dogwood <i>Cornus florida</i> Species Rating: 40%	6	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
25	white mulberry <i>Morus alba</i> Species Rating: 30%	12	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
26	Chamaecyparis <i>Chamaecyparis</i> spp. Species Rating: 80%	17/8	.56	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. This tree has virtually no chance of surviving construction. Storm damage is evident. Dead branches are a significant problem for this tree.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
27	Chamaecyparis <i>Chamaecyparis</i> spp. Species Rating: 80%	20	.56	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. This tree has virtually no chance of surviving construction. Storm damage is evident. Dead branches are a significant problem for this tree.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
28	red maple <i>Acer rubrum</i> Species Rating: 80%	22	.75	It appears this tree is jointly-owned with neighbors. This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not remove jointly-owned trees without owner consent. Leave the tree standing unless you have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
29	boxelder <i>Acer negundo</i> Species Rating: 35%	20	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
30	black cherry <i>Prunus serotina</i> Species Rating: 60%	10/7/11	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Included bark is evident.	Do not save this tree... remove it when clearing.
31	white mulberry <i>Morus alba</i> Species Rating: 30%	12	.75	This tree would <i>not</i> be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing.
32	cherry <i>Prunus</i> spp. Species Rating: 50%	14	.56	Off the site ; this tree is owned by someone else. This tree would <i>not</i> be desirable in a new setting. Its chance of surviving planned construction is fair. Improperly pruned: this tree was topped years ago. Assorted vines are attached to this tree's trunk. This is a severe problem for this tree!	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. This tree is to be saved. The tree's owner should have an arborist inspect the tree.
33	boxelder <i>Acer negundo</i> Species Rating: 35%	19	.75	Off the site ; this tree is owned by someone else. Marginal: This tree <i>might</i> be desirable in a new setting. Its chance of surviving planned construction is fair. The root system of this tree is confined on one side.	Do not remove off-site trees without owner consent. Leave the tree standing if you don't have permission to cut. Discuss the project plan and this tree with its owners. This tree is to be saved.

<u>Tree #</u>	<u>Name</u>	<u>Size</u>	<u>Condition</u>	<u>Comment</u>	<u>Recommendation</u>
		Average species rating		58	

Lot 7-D, North Nottingham Street

Tree Cover Analysis

2.1.2012

lot area	apprx. 7,201 square feet
tree cover required = 20%	1,440 square feet
tree cover preserved	0 square feet
tree cover planted	at least 1,570 square feet
total tree cover credit	at least 1,570 square feet

Five trees, two to two and one-half inches in caliper, selected from the following list, shall be planted. No more than three of the same species shall be planted.

northern red oak (<i>Quercus rubra</i>) 314 square feet
sweetgum (<i>Liquidamber styraciflua</i>) 314 square feet
red maple (<i>Acer rubrum</i>) 314 square feet
sycamore (<i>Platanus occidentalis</i>) 314 square feet
sugar maple (<i>Acer saccharum</i>) 314 square feet
American elm (<i>Ulmus americana</i>) ¹ 415 square feet
white oak (<i>Quercus alba</i>) 314 square feet
London planetree (<i>Platanus x acerifolia</i>) 314 square feet
southern magnolia (<i>Magnolia grandiflora</i>) 314 square feet
swamp white oak (<i>Quercus bicolor</i>) 314 square feet
hackberry (<i>Celtis occidentalis</i>) 314 square feet

¹ Plant only DED resistant cultivars, such as 'Princeton', 'Jefferson', 'Accolade', 'Homestead', and 'Triumph'.

Sophia S. Fisher

From: Sophia S. Fisher
Sent: Friday, January 06, 2012 12:04 PM
To: Andrew Moore (arlingtondesignerhomes@hotmail.com); Aristotelis A. Chronis (achronis@chronislaw.com); 'kapbrown@verizon.net'
Cc: Samia Byrd
Subject: N. Nottingham Pipe Stem meeting summary

Good Afternoon,

Thank you all again for taking the time last night to sit down and discuss the proposed house for the pipe stem lot. I believe that it was a very productive meeting, and we came to some preliminary conclusions about what the house on the lot should look like.

Mr. Moore has agreed to look for ways to reduce the size of the proposed house. The strategy that we discussed last night involves the following: maintaining the width of 25 feet, and reducing the proposed depth to between 40 and 60 feet, with a goal to bring the depth under 50 feet. Mr. Moore will also provide 2 or more roof designs, with a maximum peak height not to exceed 27 feet, with the understanding that the community has expressed a strong desire to see a lower height, which will be provided if possible. Once the dimensions of the house have been established, Mr. Moore will work with staff to see if there is an existing house with similar dimensions in the area that would give everyone a better sense of the kind of house that has been proposed.

This approach will result in a two-car, detached garage to be located towards the rear property line. Because a two-car, detached garage is a fairly standard amenity, Mr. Moore has agreed to bring pictures of existing garages so that members of the community can have an idea of what the garage will look like.

Another issue of strong concern is drainage and stormwater management. Mr. Moore has agreed to provide a grading plan that is closer to final than the one currently on file prior to the County Board hearing. This plan will be drafted once the footprint of the house and the garage have been finalized. We also discussed asking the County Department of Environmental Services (DES) to review the drainage plan prior to the Board Hearing, which Samia and I will be following up on.

There is a follow up meeting scheduled for Thursday, January 12, at 7 PM in the Navy League building at 2300 Wilson Boulevard (across from the County Administration building). Mr. Moore has agreed to distribute revised plans prior to the meeting, even if they are not in final form to allow people the opportunity to come prepared with comments at the meeting.

Again, thank you for coming to the meeting, and we look forward to another productive meeting next Thursday.

Regards,
Sophia

Sophia S. Fisher, AICP
Planner, Current Planning Section
Dept. of Community Planning, Housing, and Development
Arlington County Government
2100 Clarendon Blvd., Ste. 700
Arlington, Virginia 22201
phone: (703)228-0771
fax: (703)228-3543
email: ssfisher@arlingtonva.us
web: www.arlingtonva.us

Sophia S. Fisher

From: Samia Byrd
Sent: Friday, January 13, 2012 12:16 PM
To: Aristotelis A. Chronis (achronis@chronislaw.com); kapbrown@verizon.net; Andrew Moore (arlingtondesignerhomes@hotmail.com)
Cc: Sophia S. Fisher; Tom Miller
Subject: N. Nottingham Meeting Summary & Next Steps
Attachments: Staff_Meeting_Summary_01122012.doc

Good Afternoon!

Thank you for attending last night's meeting. Staff believes again it was productive and appreciates that communication remains open between all involved. Attached is a staff summary of last night's meeting with action items and follow up indicated below. Please let me know of any issues/discrepancies.

Applicant

- Provide address of single-family home constructed with the flat/green roof design.
- Provide drawings based on the proposed alternatives of placement for the detached garage.
- Discuss with Architect/Engineer turnaround time to make any revisions to plans taking into account additional comments from the neighbors.

Neighbors

- Provide comments to staff and the applicant on the proposed concepts discussed within 48 hours of last night's meeting.

Staff

- Review appropriate submission deadlines for revised application, etc..
- Determine third meeting date and time.
- Obtain additional information on green roof design on single-family homes.
- Continue to review/analyze information submitted and develop report and recommendations for the February County Board meeting.

Samia Byrd, Site Plan Coordinator

Arlington County • CPHD • Planning Division
2100 Clarendon Boulevard, Suite 700 • Arlington, Virginia • 22201
703.228.3529 • sbyrd@arlingtonva.us

N. Nottingham Pipestem
Staff/Applicant/Neighborhood Meeting January 12, 2012
Meeting Summary

I. Overview:

- The Applicant presented and walked through with neighbors a proposed concept for a smaller, lower (in height) single-family home on the pipestem lot in response to neighbor comments and discussion at the meeting on January 5, 2012:
 - 12' side yards
 - 25' x 42' main house footprint
 - 22' x 22' detached garage
 - 23' main building height
 - 11' garage height to roof midpoint (depending on grading)

II. Questions & Answers/Discussion:

- General discussion about the building footprint and whether or not the house had been relocated with the change in depth in terms of its placement on the lot.
 - No.
 - General consensus was that 25' x 42' was appropriate for the main building footprint.
- There was brief discussion on how the concept would evolve as it relates to the exact house on the lot and the architectural style
 - Neo-Colonial
- Some discussion on window placement and clarification of 2nd floor windows, number proposed, etc.
- Discussed the proposed roof designed as a flat green roof – general understanding on what a green roof is, maintenance, access, planting, impact on height and clarification regarding the proposed “roof deck”.
 - The applicant indicated that there is such a house design in Arlington that neighbors can view to get a sense of what this would look like.
 - Applicant agreed to provide the address of this home.
 - Staff agreed to discuss with DES staff implications of a green roof on a single-family home and provide more information to neighbors if so requested.
 - The applicant indicated that the “roof deck” is a structural term, and that the space would not be designed as outdoor living space.
- There was discussion regarding the amount of green space to be provided on the lot with the garage and driveway now increasing lot coverage
 - Permeable pavers that could include grass could be considered; It is possible that the entire driveway would be green
- Discussed the proposed detached garage height, and 3 foot proposed setback from the rear and left (27th St N.) side property line.
 - There was discussion about the appropriateness of the proposed garage set back and other options regarding increasing the distance of the setback from the rear and side property line from 3 feet.

- Alternatives proposed for relocating the garage to in front of the proposed house.
- Maximum increase in setback if the garage remains in the rear of the house: approximately 1 foot, from 3 feet to 4 feet (due to turning radius, there is a limit on how far from the property line the garage can be).
- If the proposed garage is moved to the front of the house (the right side corner adjacent to the new house on Lot 4), the footprint of the house could be moved towards the rear somewhere between 5 but not more than 10 feet from where it is currently shown, depending on grading)

III. Next Steps:

- Neighbors in general wanted more time to digest the plans and information discussed in particular as it relates to the following:
 - Placement of the garage
 - Flat roof design/height and green roof concept
 - Placement of windows on the 2nd Floor on the right (26th Street N.) elevation.
Note: the applicant stated that there is a possibility that the layout of the house could need to be modified (flipped, in a mirror image) if the garage moved to the front of the house. This would affect window placement, and is one of the things the applicant agreed to provide more information on.
- Discussed timing as it relates to the neighbors being able to more thoroughly review drawings and provide comments; The applicant being able to address comments and revise drawings; and Staff deadlines for review, analysis and report/recommendation in preparation for the February County Board hearings.
- Agreed that the neighbors would provide their comments within 48 hours, while the applicant worked with his Architect/Engineer to see when revised plans could be prepared that take into consideration neighbor's comments before setting a third meeting date/time.
- Applicant further agreed to provide a plan showing the alternatives discussed regarding placement of the detached garage.
- Maintained that once the location of the garage is set, a more concrete grading plan will be prepared.
- Staff agreed to maintain open communication regarding timing and submissions between the applicant and neighbors and that if necessary comments could be exchanged electronically to keep the process moving.
- Maintained that final plans will be resubmitted to the County after the neighbors have had an opportunity to provide their comments to the applicant on the proposed concepts discussed and that staff would set appropriate and reasonable deadlines.

Applicant-Community Meeting — January 5, 2012
SIGN-IN SHEET
 North Nottingham Street (Pipe Stem Lot)

7:00 p.m.

Name	Organization	Mailing Address	Email
Samia Byrd	ACG	on file	byrd@arlingtonva.us
Aris totedis	Chronis	1145 N. Vernon St. Arlington VA 22201	chronis@chronis.com
JUSTIN SUARIS		2609 N. NOTTINGHAM ST. ARLINGTON, VA 22207	jivarris@verizon.net
Jim Hendry		5822 N. 27th St., Arlington VA 22207	hendry.freemove.com
Lorraine Hendry		5022 N. 27th St., Arlington, VA 22207	"
Betty FADELEY		5826 N. 27th St. Arl. VA. 22207	BFADE@AOL.com
Laurie V. Kander		2612 N Lexington St Arl VA 22207	vikander@comcast.net
Sara Sullivan		2622 N. Nottingham St Arl, VA 22207	sarasullivan@earthlink.net
Jeff Benoit		2612 N. Nottingham St 22207	jeff@jrbenoit.com
Christie Bloomquist		5827 N. 26th St 22207	cbloomquist@verizon.net
Andrew Moore	AOL	4719 N 24th Arl. VA 22207	AndrewMoore@comcast.net
Karla Brower		2300 N. Nottingham St 22205	Kapbrown@verizon.net
Sophia Fisher	CPHD	on file	sfisher@arlingtonva.us

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Applicant-Community Meeting - January 12, 2012

SIGN-IN SHEET

North Nottingham Street (Pipe Stem Lot)

7:00 p.m.

Name	Organization	Mailing Address	Email
Sophia Fisher	CPHP		sfisher@arlingtonva.us
SAMIA BYRD	CPHD	on FILE	SBYRD@ARLINGTONVA.US
Christie Bloomquist		5527 26 th St N, Arlington, VA	cbloomquist@verizon.net
Laurie Vikander		2612 N Lexington St Arl VA	
James Braddock		1301 N Pickett	jbraddock@pol.com
Aristoteles Chronis	Chronis, LLC	1115 N. Vernon St. Arl. VA	achronis@chronislaw.com
Jeff Benoit		2612 N Nottingham St	jeff@jrbenoit.com
Justin Turpis		2609 N. NOTTINGHAM ST. NRT. VA 22207	jturpis@verizon.net
Lorraine Hendry		5822 N. 27th St, Arlington 22207	hendry.fire@verizon.net
Jim Hendry		"	"
Andrew Sullivan		2611 N. Nottingham St. Arl.	asullivan@kotmail.com
DAVID BIEHLER		5819 26th St N, ARL	DABIEHLER@AOL.COM
A Moore			

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