



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of February 11, 2012

SUPPLEMENTAL REPORT—Revised Recommendation, Condition and Lot Coverage

DATE: February 9, 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).

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 in the staff report.

DISCUSSION: When the February 1 staff report was published, the over lot grading plan showed a lot coverage of 46.3%, which exceeded the maximum permitted lot coverage by 1.3%. In response to staff comments and to better address storm water management, the applicant has submitted a revised plan that eliminated the driveway turnaround area in front of the house and narrowed the paving strips that access the garage to the rear. This change in design has reduced the lot coverage to 40.13%, which is below the permitted maximum of 45%. Condition #1 has been updated to reflect the changed date on the grading plan. The language in the recommendation has also been revised because there is no height modification. The plan is attached to this report.

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** **February 8, 2012** and titled, “Preliminary Grading Plan Sketch” (the Plan).

County Manager: *BMD/GA*

County Attorney: *CCW*

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

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