



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 16, 2012

DATE: June 7, 2012

SUBJECT: U-3331-12-1 USE PERMIT for a Unified Residential Development for Sunnyside Development, located at the north side of the 5100 block of 14th St. N., (RPC# 09-048-031, -032).

Applicant:

David Springberg
Sunnyside Development
1400 N. Buchanan St.
Arlington, Virginia 22205

C.M. RECOMMENDATION:

Approve the subject use permit for a Unified Residential Development, with modifications from the Zoning Ordinance requirements for lot width, front yard setback, side yard setback and attached accessory buildings (garages), subject to the conditions of the staff report.

ISSUES: This is a request for a Unified Residential Development and no issues have been identified.

SUMMARY: This is a request for a two (2) lot Unified Residential Development (URD) on 14th Street North in the Waycroft-Woodlawn neighborhood. The subject property currently consists of two (2) lots, one (1) of which is a pipestem lot. The existing lots are buildable by-right. The lots are adjacent to an historic mansion called "Broadview" that dates to at least the 1870s. The proposed URD will redraw the lot lines to eliminate the pipestem lot. The two (2) redesigned lots will permit houses that front on 14th Street North with front porches and rear detached garages, and will permit a design and site layout that is sensitive to the siting of the historic house next door. The proposed URD has undergone an extensive community process, including voluntary review by the Historic Affairs and Landmark Review Board (HALRB). The

County Manager:

BMD/GA

County Attorney:

ASL *CSW*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6228

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applicant requests modifications from the Zoning Ordinance for lot width, side yard setbacks, front yard setbacks, and to permit attached accessory structures (garages). Staff supports the requested modifications as they result in elimination of a pipestem lot and result in a better placement of the houses on the lots that is sensitive to the neighbors including the adjacent historic house. Therefore, staff recommends approval of the subject use permit for a Unified Residential Development, with modifications from the Zoning Ordinance requirements for lot width, front yard setback, side yard setbacks and for attached accessory buildings (garages), subject to the conditions of the staff report.

BACKGROUND: The subject property is currently two (2) vacant lots, including a pipestem lot, which were subdivided by-right in 1979. Although the applicant may build two (2) houses on the existing lots by-right, subject to Zoning Ordinance requirements, the applicant desires to redraw the lot lines in order to eliminate the pipestem lot, development of which is considered undesirable by County staff and the immediate neighbors. The proposed two (2) reconfigured lots will eliminate the pipestem, but will not meet the minimum Zoning Ordinance requirement for lot width for regular lots or the alternative “[split-lot](#)” development type. The applicant is therefore requesting a use permit for a Unified Residential Development in order to permit the resubdivision and to construct two (2) houses that are more in character with the neighborhood, in character with the historic house next door, responsive to the wishes of the immediate neighbors and to conform with County policy to discourage development in existing vacant pipestem lots when there are plausible alternatives.

The existing two (2) vacant lots were subdivided in 1979 from a one (1) acre tract of land. This one (1) acre tract was all that remained of the historic “Broadview” farm of the Lacey family, which once covered over 300 acres. The historic Broadview house, which dates from at least the 1870s, is immediately next door to the subject site. The new owners of the Broadview house are currently working with County Historic Preservation staff to create a Historic Overlay district for the house. While the two (2) lots under consideration are not in the proposed overlay zone, and therefore not required to obtain a Certificate of Appropriateness (CoA), the applicant agreed to have the Unified Residential Development reviewed by Historic Preservation staff and the Historic Affairs and Landmark Review Board (HALRB) for their comments and suggestions. At their public hearing on May 16, 2012, the HALRB voted unanimously to recommend approval of the applicant’s URD request, with conditions that have been incorporated into the design of the URD and/or conditions of approval.

The following provides additional information about the site and location:

Site: The subject site is two vacant (2) lots in the north side of the 5100 block of 14th Street North, 200 feet east of North George Mason Drive, and 600 feet south of Arlington Hospital.

- To the north: Single family dwellings zoned [“R-6”](#)
- To the south: Across 14th Street, an entirely vacant and wooded city block zoned “R-8” and “R-6”. The block is privately owned and a by-right development of single-family houses is has been proposed.
- To the east: Single family dwellings zoned “R-6”
- To the west: Single family dwellings zoned “R-6” and the historic Broadview mansion, to be considered for Historic District designation by the County Board in Autumn 2012.

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

Land Use: The subject site is designated “Low” Residential (1-10 units/acre) on the [General Land Use Plan \(GLUP\)](#)

Neighborhood: The subject site is located in the Waycroft-Woodlawn Civic Association Area. The civic association voted unanimously on May 22, 2012 to support the URD, “contingent that Broadview will be made a local historic district.”



DISCUSSION: The applicant has a contract to purchase two (2) existing recorded lots on the north side of the 5100 block of 14th Street North. One (1) of the existing lots is a pipestem lot. The lots were created in 1979 by-right, but have remained vacant since that time. Both lots are

legally buildable by-right, subject to the setback requirements of the Zoning Ordinance. In 2003, the County Board adopted a text amendment that permitted the creation of new pipestem lots only by special exception use permit, and amended the required setbacks in pipestem lots to 25 feet on all four (4) sides, and a special exception use permit from the County Board is required for any relief from the 25-foot setback requirement.

Instead of developing the two (2) lots in their current configuration, the applicant proposes to redraw the lot lines to eliminate the pipestem, creating two (2) lots that would permit street-fronting houses. However, because the proposed lots are narrower than what the Zoning Ordinance requires (a minimum width of 60 feet is required), approval of the lots as a Unified Residential Development (URD) is required.

The URD development technique was established by the County Board in July 1997 (and amended in 2006) for the following purposes:

“...to provide for flexible, site specific solutions for the development of one-family detached dwellings in certain zoning districts, to implement the purposes of the General Land Use Plan and the Zoning Ordinance; promote the compatibility of one-family residential developments with surrounding neighborhoods by coordinating building forms, the bulk, scale and placement of new buildings, and the relationship between buildings and structures within the development and surrounding properties; provide pedestrian connectivity; and to preserve natural land forms, irreplaceable historical features, and significant trees and foliage.”

The applicant’s proposed URD provides a development superior to potential “by-right” development and meets the goal of promoting compatibility with the surrounding neighborhood and sensitivity to the neighboring historic house through the bulk, scale, and placement of the proposed houses and accessory dwellings.

The Proposed Lot Configuration

The applicant proposes to resubdivide the two (2) existing lots to eliminate the pipestem configuration, and to construct two (2) homes with detached garages on the new lots. Staff supports the proposed new lot configuration as development on the vacant pipestem would not be compatible with the historic mansion next door, would not be compatible with the neighborhood in general, and would be contrary to County policy over the last decade to discourage pipestem development. The developer is also creating two (2) outlots to convey to neighboring property owners. Outlot A (the small outlot on the southwest corner) will be conveyed to the owners of Broadview to assist with the construction of a new driveway to their home and to provide a buffer between the new house and the historic house. Outlot B, to the rear of the subject properties, will be conveyed to the homeowners to the rear to provide a landscape buffer and fence to screen the proposed garages.

Proposed Homes

Through the public review process, the applicant has worked with the HALRB and County staff to site the proposed houses and accessory buildings in a way that is compatible with the historic Broadview mansion and the neighborhood as a whole. Both houses will front on 14th Street, will

have front and rear porches, and rear accessory garages that are detached from the houses, but attached to each other (as permitted in [Section 31.A.13.b.\(5\)](#)). The placement of the houses and the placement of the rear garages in particular will preserve what is left of Broadview's once-sweeping view toward Washington, simultaneously permitting passers-by on the street a view towards Broadview's prominent Victorian porch.

The architecture of the immediate neighborhood is eclectic, ranging from the Victorian Broadview to 1980s split-levels. The architecture of the proposed houses will be traditional. Lot 4B (the easternmost lot) will be developed in a 1920s bungalow style, and Lot 5B (the lot closest to Broadview) is a modest Queen Anne Victorian. The materials, however, will be modern, and the houses will read as new and are designed to not take attention away from Broadview.

The proposed accessory buildings will be one-story garages, in a traditional style. The garages will be accessed by a shared driveway from 14th Street to the rear of the property. URDs are required to have two and one-half (2 ½) parking spaces per dwelling unit, at least one (1) of which is required to be off street. The applicant's proposed driveway and garage can comfortably accommodate at least two (2) cars on each property. Street parking is permitted on this block of 14th Street but rarely used.

Transportation/Infrastructure/Utilities

14th Street North is designated on the Master Transportation Plan as a "Neighborhood" street. There are no plans to widen the street. As the URD only redraws the boundaries between two single-family lots, there is no transportation impact from the proposed development. There is existing sidewalk, curb and gutter, and a planting strip. The applicant will provide a new five-foot sidewalk. The proposed driveway curb cuts shall meet current County standards. Staff is requiring the applicant to construct an ADA-compliant handicap ramp in the curb that will connect with a proposed ramp in the curb of the new subdivision across the street.



Proposed Modifications

The applicant meets the lot frontage, parking and lot coverage requirements for Unified Residential Developments in [Section 31.13](#) and the [height](#) and rear yard and most side [setback](#) requirements for “R-6” development. The applicant is requesting modifications from the Zoning Ordinance requirements for lot width, front yard setbacks and side yard setbacks, as permitted in Section 31.A.13.c.

The applicant proposes two (2) lots that are less than the required 60 feet wide in “R-6” districts. The existing lots meet the required lot width, but only because of the pipestem configuration, which was permitted by the subdivision and Zoning ordinances at the time of the original subdivision in 1979. For the new lots, the applicant is proposing a width of 43 feet for lot 4B and a width of 46.42 feet (as [lot width](#) is defined by the Zoning Ordinance) for Lot 5B. While the new lots will be below the minimum width, they will still meet the minimum lot size requirements of 6,000 s.f., and result in a site layout that is superior to construction in a pipestem configuration. Both proposed houses will have to address the street, proper rear setbacks are maintained, and the proposed lot arrangement will be in keeping with the traditional (pre-1950s) Arlington development pattern of long narrow lots.

The applicant also proposes a modification of the front yard setbacks for both houses, and a side yard setback for the proposed house on Lot 5B. The required front yard setback is 25 feet from any street right-of-way or easement for street purposes. There is currently a 1.5-foot easement for public street purposes on the lots. This easement was created in 1979 when the lots were subdivided, and neighboring properties do not have this easement. The applicant proposes front yard setbacks of 23.5 feet from the front of the house, and 17.5 feet from the porch steps to the easement line. The applicant states that the proposed front yard setback variance will put the house in line with almost all other houses in the neighborhood. Staff concurs.

The applicant also proposes a modification of the required side yard setback for Lot 5B. The minimum side yard setback required by the Zoning Ordinance is eight (8) feet to the wall of the building, and five (5) feet to decks under four (4) feet in height, stoops, steps, or areaways. In this case, the applicant is proposing that one corner of the proposed house and steps to a proposed deck come within five (5) feet and 4.2 feet of the property line, respectively. The proposed reduced side yard setback is the result of the applicant’s consultations with the HALRB and immediate neighbors. The applicant had originally proposed a plan that met the setback requirements, but it resulted in a “longer” house, where parts of the applicant’s proposed house would come uncomfortably close to Broadview’s front porch, one of the defining historic features of that house, as well as infringe on the view from that porch, and the view from the street to the historic house. With a closer setback to the side property line, the house has a smaller footprint and therefore preserves the view to and from the porch, and protects Broadview’s owner’s privacy and ability to use and enjoy their porch.

The applicant finally requests a modification for the required side yard setbacks for the accessory buildings (garages) to create attached accessory buildings. The URD ordinance specifically permits accessory buildings to be attached on common lot lines by use permit approval. Originally, the applicant had proposed separate garages, but again, during the HALRB consultation process and in discussions with the affected neighbors it was suggested that attached garages would help preserve open space and, again, the view to and from Broadview. The location of the garages is also acceptable to the neighbors to the rear.

Regulation	Required	Applicant Requests
Front Yard Setback	25’ to building 21’ to porch/steps	23.5’ building 17.5’ steps (Both Houses)
Side Yard Setback (main structures)	Both sides must add to 18’ one side may be 8 feet Porches, steps no closer than five feet to a property line	Both sides: 13.2’ West side: 5’ East side: 8.2’ Proposed Steps: 4.1’ (Lot 5B Only)
Side Yard Setback (accessory structures)	1’	0’ (Both Lots)
Lot Width	60’	43’ (Lot 4B) 46.42’ (Lot 5B)

Staff recommends approval of the requested modifications as they result in a superior design to by-right development, are sensitive to the historic and neighborhood context, were the result of extensive community involvement and serve the County’s goal of encouraging houses that engage the street with front porches and rear garages, designs that developing with the current lot configuration would not provide.

Community Process

The proposed URD has gone through an extensive community process. The applicant had informally met with the immediate neighbors before submittal of the plan to the County. Although the proposed URD is not located or adjacent to a County Historic District (at this time—the historic Broadview house is expected to come before the Board for consideration of Historic Overlay designation later this year), the applicant voluntarily agreed to a review and comment by the HALRB. The URD was reviewed at two (2) informal meetings with members of the HALRB’s Design Review Committee (DRC) and County staff on April 13 and 18, 2012. The applicant made revisions based on the Committee’s comments, and presented a revised plan to the full DRC meeting on May 2, 2012. Additional revisions were made in response to DRC suggestions, and the URD was presented to the full HALRB on May 16, 2012. The HALRB unanimously recommended approval of the project, with a few further suggestions to which the applicant agreed (letter attached). Most of the immediate neighbors attended both the DRC and HALRB meetings, and expressed support of the revised plans as opposed to the applicant’s original plans. The URD was presented at the Waycroft-Woodlawn Civic Association on May 22, 2012, and the Association voted unanimously to support the applicant’s request. The Association expressed, however, that their support was “contingent on the historic preservation of Broadview”.

The Planning Commission heard the case at their June 6, 2012, meeting, and voted unanimously to recommend approval of the use permit for a unified residential development and the proposed modifications from the Zoning Ordinance requirements for lot width, front and side yard setbacks, and to permit attached garages sharing a lot line, with the recommendation of additional conditions to require bonding for the trees proposed to be saved, a condition that side yard fences be picket-style, and that the applicant detail the façade materials that he will use on the drawings that will be submitted to the County Board. Staff concurs with the Planning Commission and the applicant agreed to the additional conditions regarding bonding and fences, which are incorporated into conditions #8.j and #11. The applicant will also submit façade details on the 11” X 17” plans that will be submitted to the Board before the hearing.

CONCLUSION: The purpose of a Unified Residential Development is to provide context-sensitive development that is superior to by-right development, with extensive community involvement. In this case, the applicant proposes to redraw the boundaries between two (2) existing lots to eliminate the pipestem configuration. County policy generally holds that pipestem development is undesirable. The applicant’s proposed development fulfills the stated intent of the URD development technique, and the proposed modifications further the intent, creating traditional-style homes that engage the street with front porches, rear garages, and are sensitive to the historic Broadview house. The applicant has also engaged the immediate neighbors through this process, voluntarily agreed to a review of the proposed URD by the HALRB, and agrees to conditions that will mitigate the impact of his development on neighboring properties. Therefore, staff recommends approval of the subject use permit for a Unified Residential Development, with modifications from the Zoning Ordinance requirements for lot width, front yard setback, and side yard setback and attached accessory buildings (garages), subject to the conditions of the staff report.

Proposed Conditions

1. The developer (as used in these conditions, the term “developer” shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.11 and the revised plans dated May 23, 2012 and reviewed and approved by the County Board and made a part of the public record on June 16, 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.

This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

2. The developer agrees to comply with the following before issuance of a final building permit for any house on the property and to remain in compliance with this condition until the Certificate of Occupancy for the second house is issued.
 - a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. The developer agrees to provide the name and telephone number of this individual, in writing, to the Zoning Administrator and to post that information at the entrance of the project.
 - b. 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 or to enter the construction site are free of mud, trash, and debris.
 - c. Throughout construction of the project, the developer agrees that construction work shall be in accordance with the Arlington County Noise Ordinance (Section 15 of the Arlington County Code). The developer agrees that any construction activity which produces noise levels which exceed the noise levels established in Table I of the Arlington County Noise Ordinance shall be permitted only during the daytime. Daytime is defined as between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and from 10:00 a.m. to 7:00 p.m. on Saturdays and legal holidays.
3. The developer agrees to submit to and obtain approval of final site development/engineering plans from the County Manager or designee for consistency with this approval, any applicable statutes and ordinances, and County guidelines and policies. The final site development/engineering plan shall include the proposed

location of water mains and service lines, storm and sanitary sewers, proposed underground utility services to the buildings, the trees to be preserved and new proposed trees on site. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. No Building Permit shall be issued for this site until final site development/engineering plans and the sequence of construction has been approved by the County Manager or designee. The developer further agrees that the approved final site development/engineering plans will govern all construction on the property.

4. The developer agrees to install address indicator signs, which comply with Section 27-12 of the Arlington County Code or successor provision, in a location visible from the street and as shown on the final engineering plan, prior to issuance of a Certificate of Occupancy for the house on which the address sign is located.
5. The developer agrees that, except as otherwise specifically provided in these conditions, all required easements and right-of-way agreements shall be submitted to the County Manager or designee for approval and be recorded by the developer before the issuance of a Final Building Permit for any house.
6. Upon approval of the final site-engineering plan, the developer agrees to submit a performance bond estimate, for the construction or installation of all facilities within the public rights-of-way or easements, to the County Manager or designee for review and approval. Upon approval of the performance bond estimate, the developer agrees to submit a performance bond and agreement for the construction or installation of all these facilities including any required stormwater detention facility on the property within the public rights-of-way or easements to the County Manager or designee. This bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit for any house on the property.
7. The developer agrees that all landscaping on the site shall be established and maintained in accordance with the concept Landscape Plan approved by the County Board on June 16, 2012, and these conditions. The developer further agrees that all landscaping called for in the conceptual landscape plan for any lot shall be installed for the specific lot before the issuance of a certificate of occupancy for any structure on that lot unless another timing arrangement is approved by the Zoning Administrator because of the impractical or impossible nature of such timing. Furthermore, the applicant agrees to obtain the County Manager's or his designee's approval of a final landscape plan, consistent with the Conceptual Landscape Plan, the final site development/engineering plan, and with this use permit approval prior to the issuance of a building permit. The developer further agrees that, before the County Manager shall approve the final landscaping plan, such plan shall be submitted to the Historic Affairs and Landmarks Review Board (HALRB) for review, and submitted to the immediate neighbors of the subject site for their review and comment (at a minimum, the plan shall be submitted to the residents/owners of 5151 14th Street N., and 5130 15th St. N.)._Upon County Manager approval, the final landscape plan shall govern construction of the site.

The final site development and landscape plan shall include the following details, if applicable:

The location and dimensions of utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, stormwater detention facilities, the location of all existing and proposed utility lines and of all easements.

The location, dimensions, and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks.

Topography at two (2) foot intervals and the finished first floor elevation of all structures.

Utility/planting strips and street tree locations.

8. Landscaping shall conform to Department of Environmental Services Standards and Specifications and to the following requirements:
 - a. New planting materials shall be of good nursery stock and a nursery guarantee shall be provided by the developer for two (2) years including the replacement and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding and watering) of all landscape materials following the issuance of the final certificate of occupancy for each individual lot.
 - b. New plant materials and landscaping shall meet the American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees, including street trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) - a minimum caliper of 3 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards, seeding may be substituted for sod. All sod and seed shall be state certified.

- d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
 - e. Soil depth shall be a minimum of four (4) feet for trees and tall shrubs plus 12 inches minimum of drainage material or other drainage material commonly used in the industry as reviewed and approved by the County Manager on the landscape plan, for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade.
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, or otherwise approved by the County Manager or his designee.
 - g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Land Disturbance and Demolition Permits and agrees to secure and maintain the site throughout the construction and phasing process.
 - h. The developer agrees to notify the Department of Parks and Recreation (DPR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the utility strip and to be available at the time of planting to meet with staff of DPR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree plantings available from the DPR Urban Forester.
 - i. The developer agrees to show on the landscape plan the locations and sizes of the proposed optional decks/patios. The developer agrees that the unenclosed decks/patios shall only be added to the units in locations shown on the Site and Grading Plan. Minor modifications (less than 200 square feet in area) to the design of the buildings, decks, patios and lot layout may be approved by the County Manager or his designee.
 - j. The developer agrees to show the location and details of proposed fences on the landscape plan, and that fences along the property lines of this Unified Residential Development shall be permitted per the regulations of the Zoning Ordinance, provided that side yard fences shall be picket fences 54" in height.
9. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the

developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above.

10. The developer agrees to hire a certified arborist or horticulturist to identify and prepare a document that would denote all trees and shrubs proposed to be preserved on the site and to submit a tree protection plan which identifies by species trees and shrubs to be saved, in addition to identifying any new trees and shrubs which would be included on the site prior to the issuance of the grading and demolition plan. The applicant agrees to work with the County arborist to determine the type and location of the fencing for tree protection. All fencing shall be installed prior to any construction on the site including any demolition, clearing or grading. The applicant agrees that any trees to be preserved shall be indicated by a posted sign, in English and Spanish, on or near the trees to be saved.
11. The applicant understands and agrees to meet the County standards for tree replacement values for the loss of all mature trees lost or removed during construction of the site. The applicant further agrees that, without limitation, the enforcement mechanisms in conditions #20 shall apply to tree preservation.

Upon approval of the tree protection plan the developer agrees to submit to the Department of Parks and Recreation, (DPR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by the DPR, the developer agrees to submit to the DPR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to the release of the public improvement bond, the developer agrees to submit to the DPR as-built drawings showing the location of all saved trees.

Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of, the issuance of the Master Certificate of Occupancy shall be removed and replaced by the developer at his expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements of Condition #9 above provided, however, that replacement as specified in this subparagraph (3.b.5) does not relieve the developer of any violation resulting from the failure to save identified trees.

12. The developer agrees to maintain the existing street width from curb to curb, reconstruct the curb and gutter and remove curb cuts as shown in the approved Final Engineering Plan prior to the issuance of the certificate of occupancy of the first building in the project. The developer further agrees to construct an ADA-accessible ramp on the north side of 14th Street North, the exact location of which to be determined at the time of the approval of the final engineering plan, prior to the issuance of a certificate of occupancy for the first building in the project. The developer further agrees to provide a minimum

2'-wide planting strip and a minimum 5'-wide sidewalk along the site frontage prior to the issuance of a certificate of occupancy for the first building in the project.

13. The developer agrees that all improvements to streets for pedestrians and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act and any regulations adopted thereunder.
14. The developer agrees that all permanent utility services serving the new buildings on the site shall be located below ground. Any utility improvements necessary to provide adequate utility services to this development shall be paid for by the developer and shall not result in the installation of any new utility poles.
15. The developer agrees that all engineering design plans and subsequent construction shall be in accordance with the latest edition of the Arlington County Department of Environmental Services (Transportation Planning) Construction Standards and Specifications.
16. The developer agrees that all sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures unless otherwise approved by the County Manager or his designee. Water mains 16 inches and larger, and mains placed more than 10 feet below the surface shall have a minimum of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inches and larger, or sewers placed more than 10 feet below the surface shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria and shall be shown on the final engineering plan and approved by the County Manager or his designee.
17. The developer agrees to provide off-street parking for all construction equipment and vehicles, including construction workers' vehicles, during the hours of construction of the subject site. All Port-a-Johns shall be located on the interior of the site away from the public streets for the term of construction on the site. The developer agrees to contact the Department of Environmental Services (Transportation Planning) to obtain any necessary Construction Equipment permits.
18. The developer agrees that at the time of any transfer of any part of the property, the purchaser shall be provided with a copy of the conditions of the use permit as well as with information clearly stating that all owners of property on the site and their successors and assigns are bound to the terms and conditions of this use permit.
19. The developer agrees that the trees designated on the landscape plan as to be saved may not be removed except to replace them with a tree of greater caliper size or maturity or as may be required either to (i) prune, trim and maintain these designated trees, or to (ii) remove them because of a determination that they are diseased or otherwise a safety

concern or threaten to defeat the purpose of preserving the subject area. The final location of replacement trees is to be reviewed and approved by the County Arborist.

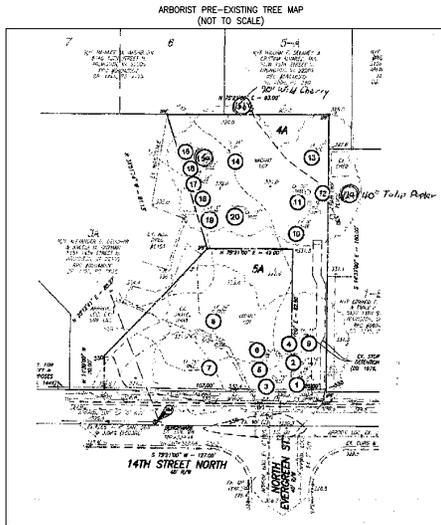
20. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this URD and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this use permit approval. The developer agrees the County has the authority to take actions to include issuance of a stop work order when the developer is not in full compliance with any of the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.
21. The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found. The developer agrees to submit a copy of this documentation to Arlington County before issuance of the First Certificate of Occupancy.

In the event an historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Neighborhood Services Division before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual.

Should the project be assessed as a possible archaeological site, the developer agrees to pursue, at a minimum, a level one and two archaeological study. The developer agrees to submit to the Arlington County Historic Preservation Program all written results of the level one and two archaeological study and all artifacts found on the site.

22. The developer agrees to register the project with Arlington's Green Home Choice program and to receive Green Home Choice certification upon project completion. The developer agrees to request and complete two Green Home Choice inspections through the Inspections Services Division: the first inspection will occur prior to dry wall installation and the second inspection will occur at project completion. As required by the Green Home Choice program, a final report documenting compliance will be submitted to the Green Home Choice program coordinator for review and approval prior to the issuance of a Certificate of Occupancy for each new dwelling.
23. The developer agrees to install belt driven garage door openers in the garages.
24. By separate agreement, the developer has agreed to salvage the cobblestones of the existing driveway on the site and convey the stones to the owners of 5151 14th Street North, before issuance of a Certificate of Occupancy for the first dwelling.

PREVIOUS COUNTY BOARD ACTIONS: There are no previous County Board actions.



For Dave Springberg, Jan. 2012

Pre-existing trees on Lots 4A & 5A

Tree No.	Size	Species	Latin	ISA*	Cond.	Math.	Replacement
1	18'	Scotch pine (Pinus sylvestris)		8	16x4.0x.8 =	4.32	1 Evergreen
2	18'	Black cherry (Prunus spp.)		45	8	16x7.5x.6 =	8
3	18'	Hip oak (Quercus peanensis)		75	6	16x7.5x.6 =	8
4	12'	Cherry		45	3	12x4.5x.5 =	2.7
5	18'	Red oak (Quercus rubra)		80	5	16x8.5x.5 =	6.4
6	38'	Oak oak (Quercus velutina)		75	3	38x7.5x.8 =	21.8
7	38'	Mulberry (Morus spp.)		45	5	38x4.5x.5 =	8.5
8	18'	Am. Holly (Ilex opaca)		75	8	18x7.5x.5 =	10.0
9	18'	Wild cherry (Prunus spp.)		45	5	18x4.5x.5 =	5.6
10	18'	White oak (Quercus alba)		85	3	18x8.5x.5 =	7.8
11		Wild cherry					1 Tree
12	38'	Willow oak (Q. phellos)		80	8	38x5.0x.8 =	5
13	12'	Hemlock (Tsuga spp.)		60	8	12x3.5x.8 =	5.76
14	24'	Wild cherry		45	5	24x6.5x.8 =	14.0
15	38'	Scotch pine (P. sylvestris)		80	8	14x9.0x.8 =	6.72
16	14'	White pine (P. strobus)		60	8	12x6.5x.8 =	5.76
17	12'						2
18	12'						2
19	6'	Domestic pear		70	8		1 Tree
20	12'	Am. Holly		75	8	12x7.5x.8 =	7.20

* Species Rating within range of ISA (International Society of Arboriculture) Guide.

James E. Biller
 CONSULTING ARBORIST
 856 N. HARRISON STREET ARLINGTON, VIRGINIA 22205
 (703) 522-3141

May 21, 2012 4.1 TREE PROTECTION PLAN For Lots 4A & 5A, Crain's 2nd Add to East Larchmont, Arl. Va.

This Tree Protection Plan is for Dave Springberg, (703) 517-9787, Slurryside Development, LLC, who proposes to build two new houses with detached garages on the lots. Engineers for the project are R.C. Fields & Associates, PC. Contact man is Robert Weing (703) 549-6422.

Attention is drawn to copy of Pre-existing trees on lots 4A & 5A, submitted to Dave Springberg, Jan 29, 2012, a copy of which is a part of this Plan. List does not include two Neighbor's Adjacent trees (NAT - Nos. 15b, 15c, 12c*) that will require root pruning and one 6" Scotch Pine near tree No. 15a. Numbered 15a within the footprint of Tree No. 15. The two adjacent trees are also numbered and shown on numbers diagram. (Where root pruning lines are shown) - Show in Approximate position only.

Only trees Nos. 12 & 13 on Lot 4B and Trees Nos. 15, 15a, 18, and 17 on Lot 5B will be saved. Other trees on the project would be in the foot prints of construction, threatened by construction or undesirable species.

Builder will submit a landscape plan at a future date showing a Plant List and where trees will be planted from Appendix E. A total of 8 Evergreens and 16 Decid. (Based on Replacement Schedule as shown on January 23, 2012 sheet.)

Lot 4B: 1 Evergreen & 13 Trees. Lot 5B: 7 Evergreens & 3 Trees. Builder will concur with Arlington County Urban Forester assigned to this project as to whether it makes any difference if total trees must satisfy lot requirements or whole project requirements.

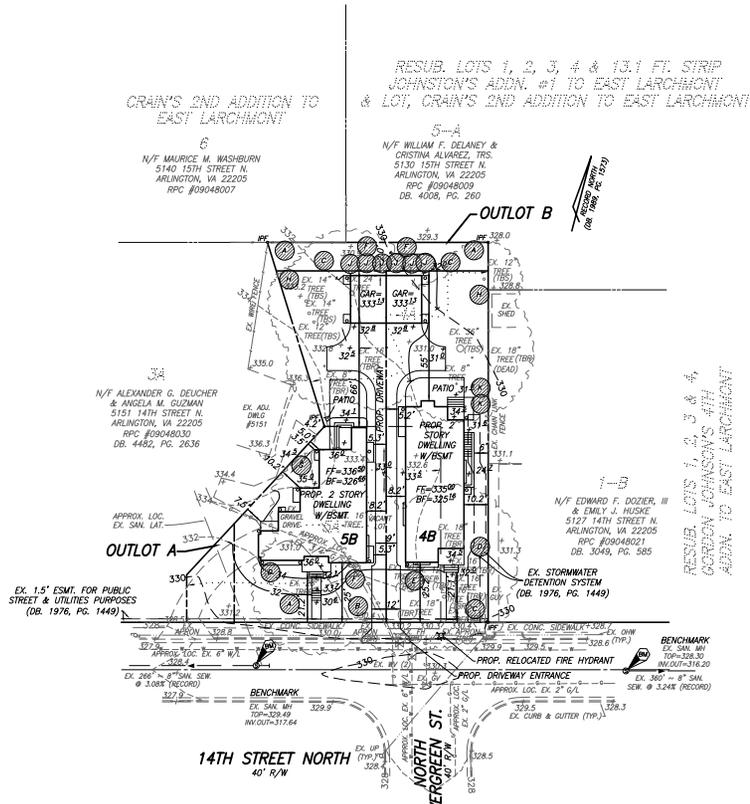
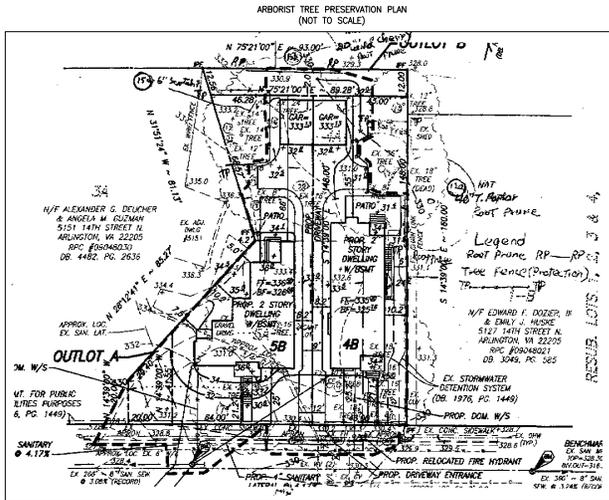
Builder will notify owners of adjacent properties with close trees of his plans and how it might impact their own trees, and what he will do to mitigate any impact. A copy of proposed letter will serve as proof of this notification, which will be sent by Registered U.S. Mail.

Builder will protect Trees Nos. 12, 15, 15a, 17, with Tree Fences as required, and posted with bilingual signs in English & Spanish. Fenced areas are also shown on sheet with Root Pruning.

Builder will receive copies of Appendix E - Drawings R-7.7 & R-7.2, Tree Protection Fence Plan Drawing and other appropriate Arlington County flyers along with this Plan.

Respectfully submitted, *James E. Biller*

James E. Biller, Independent Consulting Arborist, former Registered Member No. 242, American Society of Consulting Arborists, 1995-2002.



LANDSCAPE NARRATIVE:

A TOTAL OF 24 REPLACEMENT TREES ARE TO BE PLANTED IN ACCORDANCE WITH ARLINGTON COUNTY REGULATIONS DUE TO THE REMOVAL OF EXISTING TREES ON-SITE. 8 OF THESE REPLACEMENT TREES ARE TO BE EVERGREENS (SEE EXISTING TREE INVENTORY AND REPLACEMENT REQUIREMENTS FROM CONSULTING ARBORIST ON THIS SHEET). REPLACEMENT TREE PLANTINGS ARE LISTED IN THE PLANTING SCHEDULE AND EQUIVALENT SPECIES MAY BE SUBSTITUTED IN COORDINATION WITH ARLINGTON COUNTY.

A MULCH LAYER SHOULD BE APPLIED ONCE THE TREES ARE PLANTED. THE MULCH MUST BE WELL AERED, UNIFORM IN COLOR AND FREE OF FOREIGN MATERIAL. WELL AERED MULCH IS DEFINED AS MULCH HAVING BEEN STORED OR STOCKPILED FOR AT LEAST 12 MONTHS.

CONCEPTUAL PLANTING SCHEDULE

TYPICAL PLANTING SPECIES		
NAME	SYMBOL	SIZE
OAK	(Symbol)	2" CALIPER/B&B
MAPLE	(Symbol)	2" CALIPER/B&B
CHERRY	(Symbol)	2" CALIPER/B&B
CREPE MYRTLE	(Symbol)	2" CALIPER/B&B
JAPANESE MAPLE	(Symbol)	2" CALIPER/B&B
DOGWOOD	(Symbol)	2" CALIPER/B&B
RIVER BIRCH	(Symbol)	2" CALIPER/B&B
REDBUD	(Symbol)	2" CALIPER/B&B
GREEN GIANT ARBORVITAE	(Symbol)	2" CALIPER/B&B
AMERICAN HOLLY	(Symbol)	2" CALIPER/B&B

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC. P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-297-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ARLINGTON COUNTY, VIRGINIA.

R.C. FIELDS, JR. & ASSOCIATES
 A PROFESSIONAL CORPORATION
 LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
 730 S. Washington Street
 Alexandria, Virginia 22314
 (703) 549-6422

ROBERT J. KELLER
 LICENSED SURVEYOR
 LICENSE NO. 1451-B
 21 MAY 2012

CONCEPTUAL LANDSCAPE PLAN
 LOTS 4A & 5A, RESUB. LOTS 3, 4 & 5, GERSTEIN'S ADDITION TO EAST LARCHMONT
 (DB. 1989, PG. 1,302, CORR. DB. 1989, PG. 1573)
 ARLINGTON COUNTY, VIRGINIA

DATE	REVISION
5/20/12	OUTLOT REVISION
5/21/12	DRAWING & DRIVE REVISION

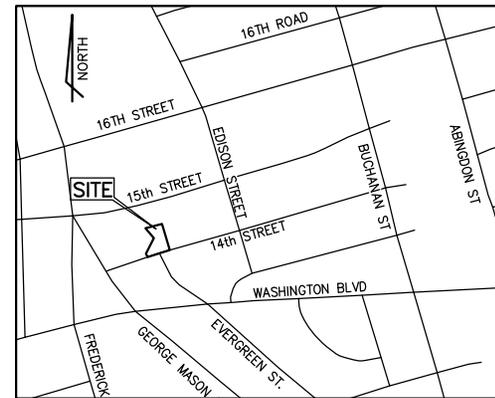
DESIGN: R.A.W.
 DRAWN: R.A.W.

SCALE: 1" = 25'

DATE: 26 JAN. 2012

SHEET 2 OF 3

FILE: 11-138



VICINITY MAP
SCALE: 1" = 500'

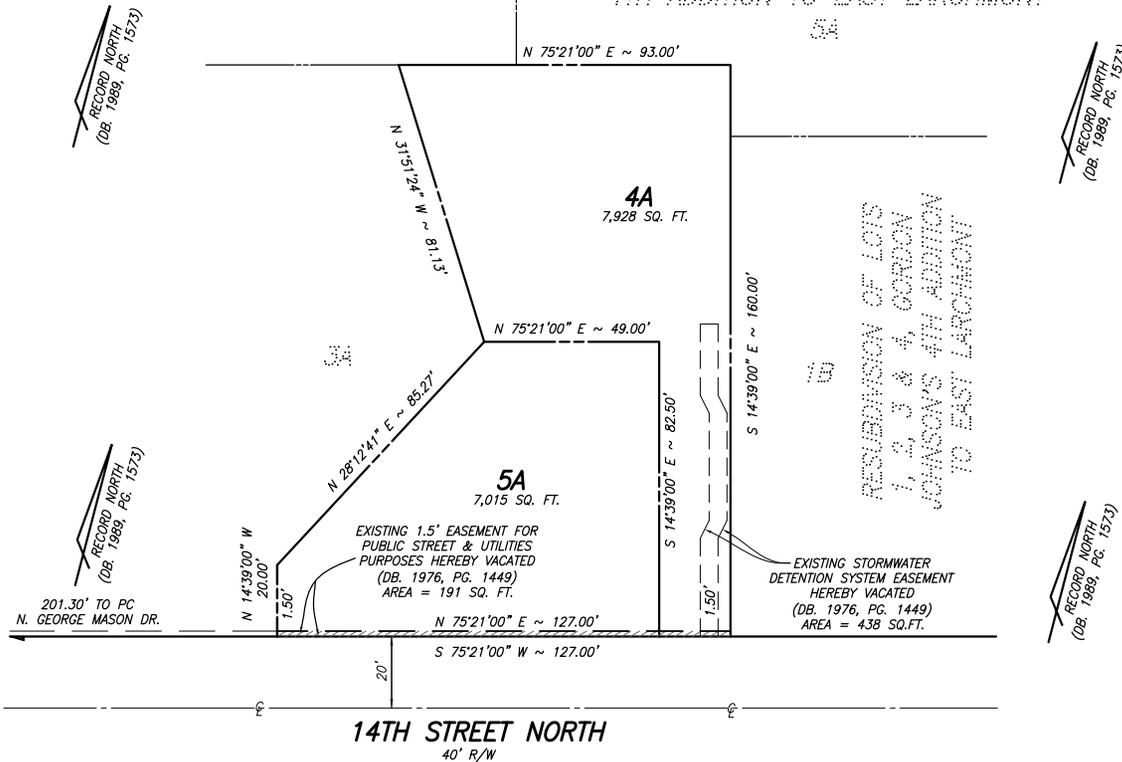
NOTES:

1. THE PROPERTY DELINEATED HEREON APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 052-05 IDENTIFIED AS REAL PROPERTY CODE NUMBERS (RPC#) 09048031 (LOT 4A) & 09048032 (LOT 5A).
2. TITLE REPORT FURNISHED BY DAVIS TITLE SERVICES, DTS #11-12-032, DATED 12/01/11 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
3. PLAT SUBJECT TO RESTRICTIONS OF RECORD
4. OWNER: GEORGIA S. GERSTEIN

RESUBDIVISION OF LOTS 1, 2, 3, 4
& 13.1 FT. STRIP, JOHNSON'S ADDITION
NO. 1 TO EAST LARCHMONT
AND LOT 5, CRAIN'S 2ND ADDITION
TO EAST LARCHMONT
AND LOTS 1, 2, 3 & 4 GORDON JOHNSON'S
4TH ADDITION TO EAST LARCHMONT

CRAIN'S 2ND ADDITION TO
EAST LARCHMONT
6

5A



PLAT SHOWING
VACATION OF AN EXISTING 1.5' EASEMENT
FOR PUBLIC STREET & UTILITIES PURPOSES

&
EXISTING STORMWATER DETENTION
SYSTEM EASEMENT

LOTS 4A & 5A, RESUBDIVISION
OF LOTS 3, 4 & 5,
GERSTEIN'S ADDITION TO
EAST LARCHMONT

(DB. 1989, PG. 1302, CORR. DB.
1989, PG. 1573)

ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 25' DATE: MAY 17, 2012

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____

APPROVED: _____

PLAT EXAMINER _____

SUBDIVISION AND BONDS ADMINISTRATOR _____

**SCHEIDT, JR.
& ASSOCIATES**

A PROFESSIONAL CORPORATION
730 S. Washington St.
Alexandria, Virginia 22314
PH. (703) 549-6422
FAX (703) 549-6452

COMP.	R.A.W.
DRAWN	W.D.S.
CHECKED	

FILE NO. 11-138

SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I, RONALD J. KELLER, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED ON THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS THE LAND NOW IN THE NAME OF GEORGIA S. GERSTEIN AS RECORDED IN DEED BOOK 3474 AT PAGE 738 AMONG THE LAND RECORDS OF THE COUNTY OF ARLINGTON, VIRGINIA.

IRON PIPES MARKED THUS —○— WILL BE SET AS INDICATED.
GIVEN UNDER MY HAND THIS 17TH DAY OF MAY, 2012.

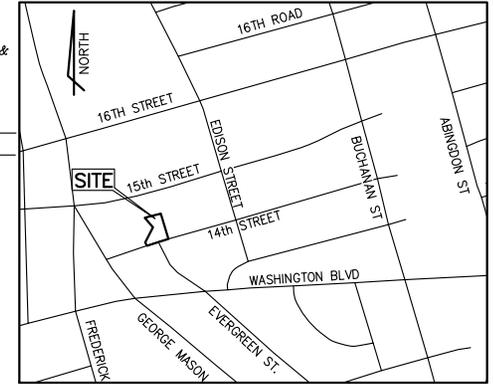
OWNERS STATEMENT OF CONSENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND; LOTS 4A & 5A, RESUBDIVISION OF LOTS 3, 4 AND 5, GERSTEIN'S ADDITION TO EAST LARCHMONT, ARLINGTON COUNTY, VIRGINIA, IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

SIGNATURE: _____
OWNER: _____

AREA TABULATION:

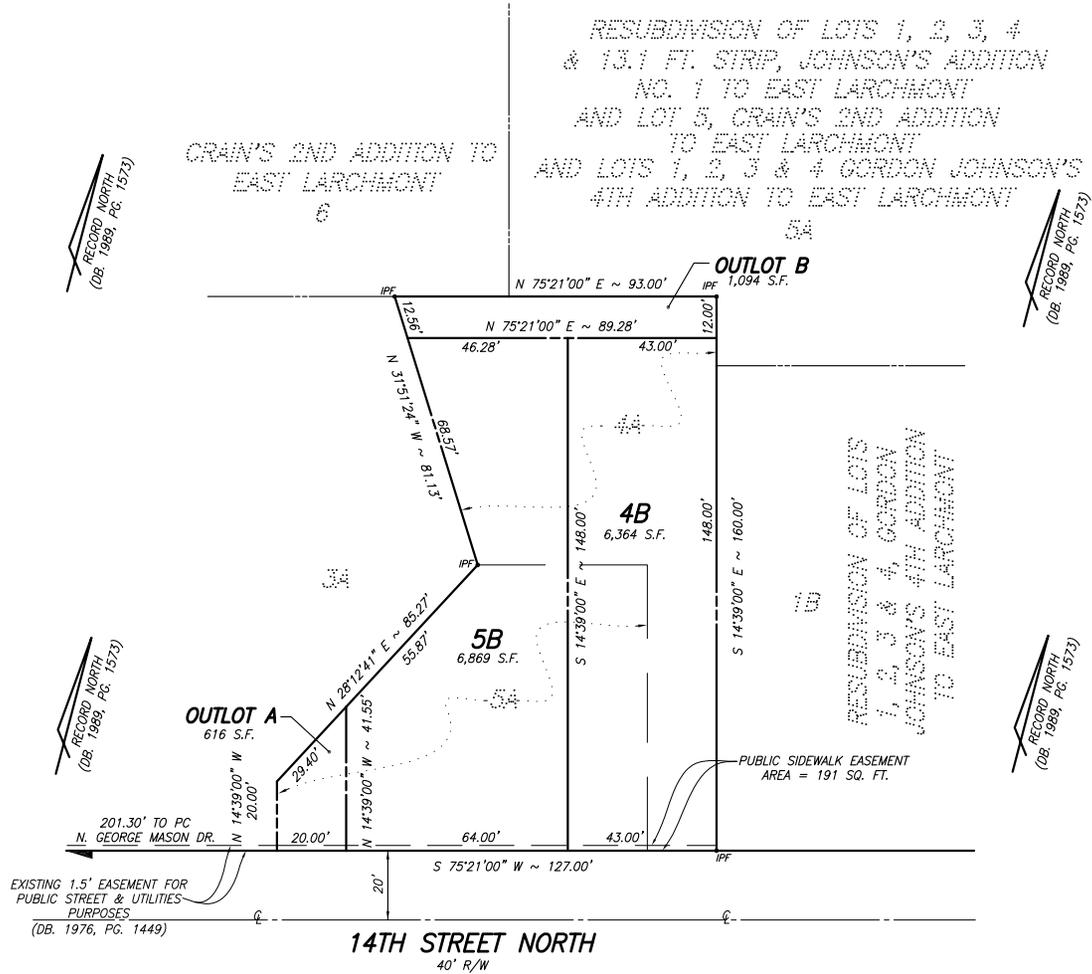
LOT 4B AREA	6,364 SQ. FT. OR 0.1461 AC.
LOT 5B AREA	6,869 SQ. FT. OR 0.1577 AC.
OUTLOT A	616 SQ. FT. OR 0.0141 AC.
OUTLOT B	1,094 SQ. FT. OR 0.0251 AC.
TOTAL AREA	14,943 SQ. FT. OR 0.3430 AC.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. THE PROPERTY DELINEATED HEREON APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NO. 052-05 IDENTIFIED AS REAL PROPERTY CODE NUMBERS (RPC#) 09048031 (LOT 4A) & 09048032 (LOT 5A).
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3. PLAT SUBJECT TO RESTRICTIONS OF RECORD.



PLAT SHOWING
THE RESUBDIVISION OF
LOTS 4A & 5A, RESUBDIVISION
OF LOTS 3, 4 AND 5
GERSTEIN'S ADDITION TO
EAST LARCHMONT

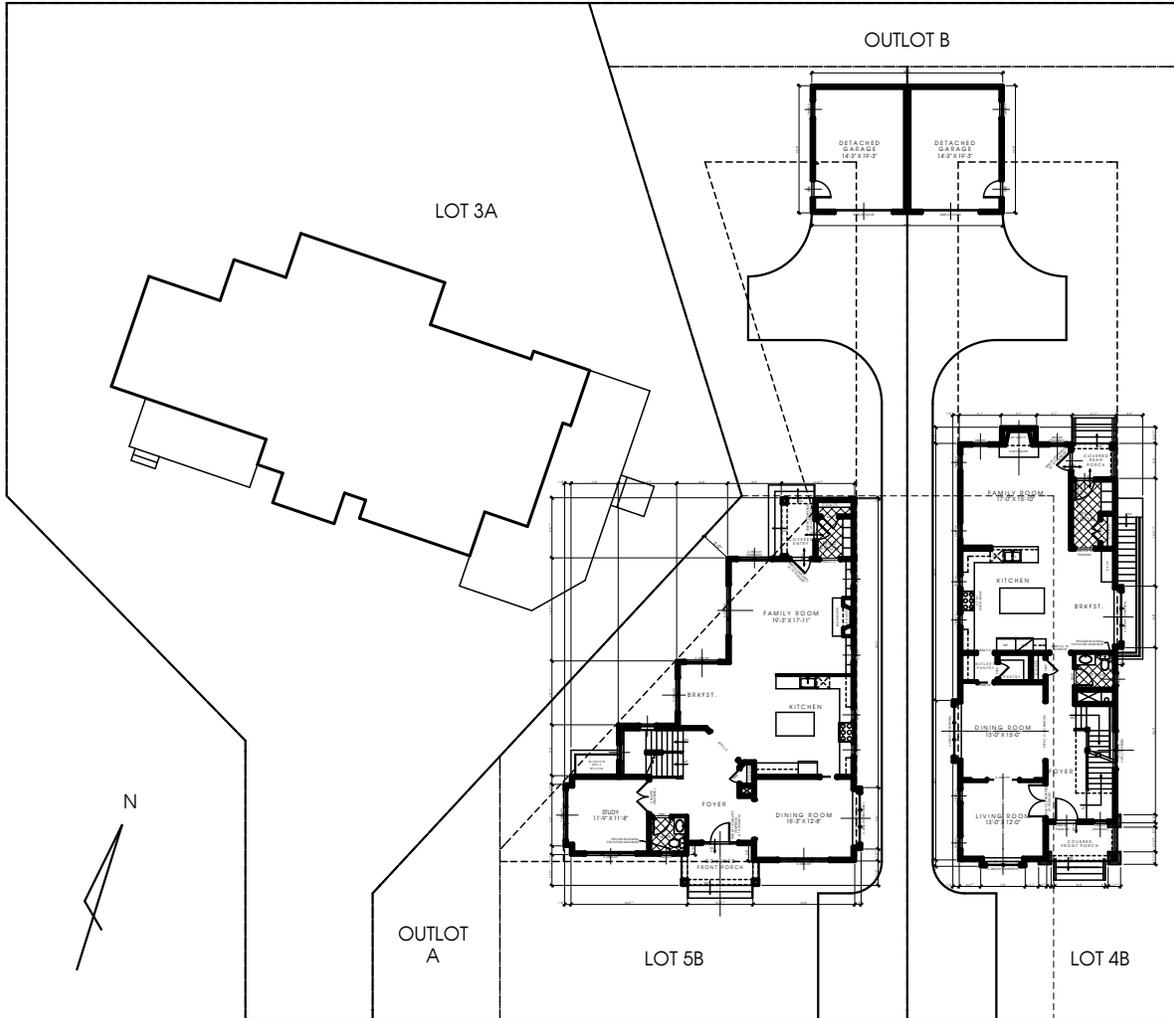
(DB. 1989, PG. 1302, CORR. DB.
1989, PG. 1573)

ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 25' DATE: MAY 17, 2012

MCFIELD, JR. & ASSOCIATES A PROFESSIONAL CORPORATION 730 S. Washington St. Alexandria, Virginia 22314 PH. (703) 549-6422 FAX (703) 549-6452	COMP.	R.A.W.
	DRAWN	R.A.W.
	CHECKED	R.J.K.
FILE NO. 11-138		SHEET 1 OF 1

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B
14th St. N., Arlington, Virginia



PROPOSED SITE PLAN
SCALE: 1" = 30'



○ LOT 5B - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
Lots 4B and 5B
14th St. N., Arlington, Virginia

 **Thomas French**
ARCHITECT P C
6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964



LOT 5B - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



LOT 5B - REAR ELEVATION
SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
Lots 4B and 5B
14th St. N., Arlington, Virginia

 **Thomas French**
ARCHITECT P.C.
6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964



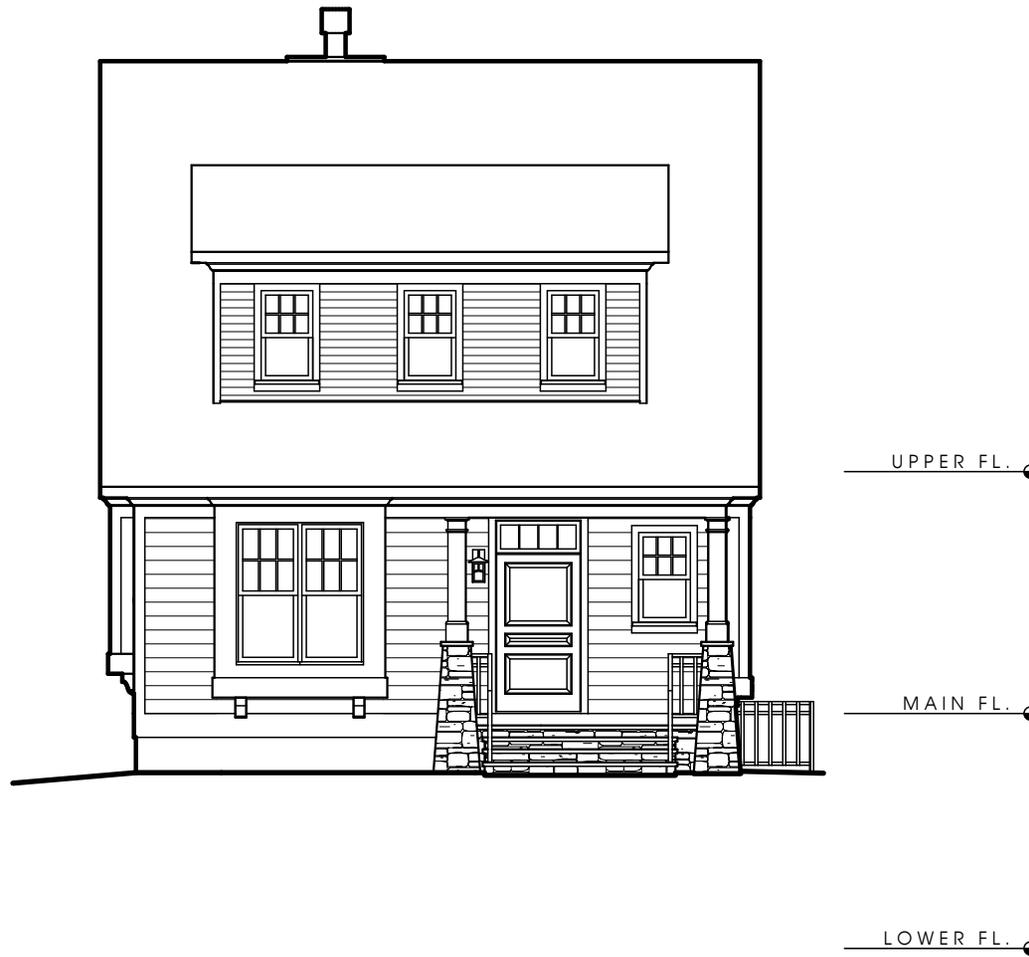
LOT 5B - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



○ LOT 4B - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
 Lots 4B and 5B
 14th St. N., Arlington, Virginia

 **Thomas French**
 ARCHITECT P.C.
 6723 Whittier Ave Suite 402
 McLean, VA 22101-4533
 Tel. 703 734 0084
 Fax. 703 734 1964



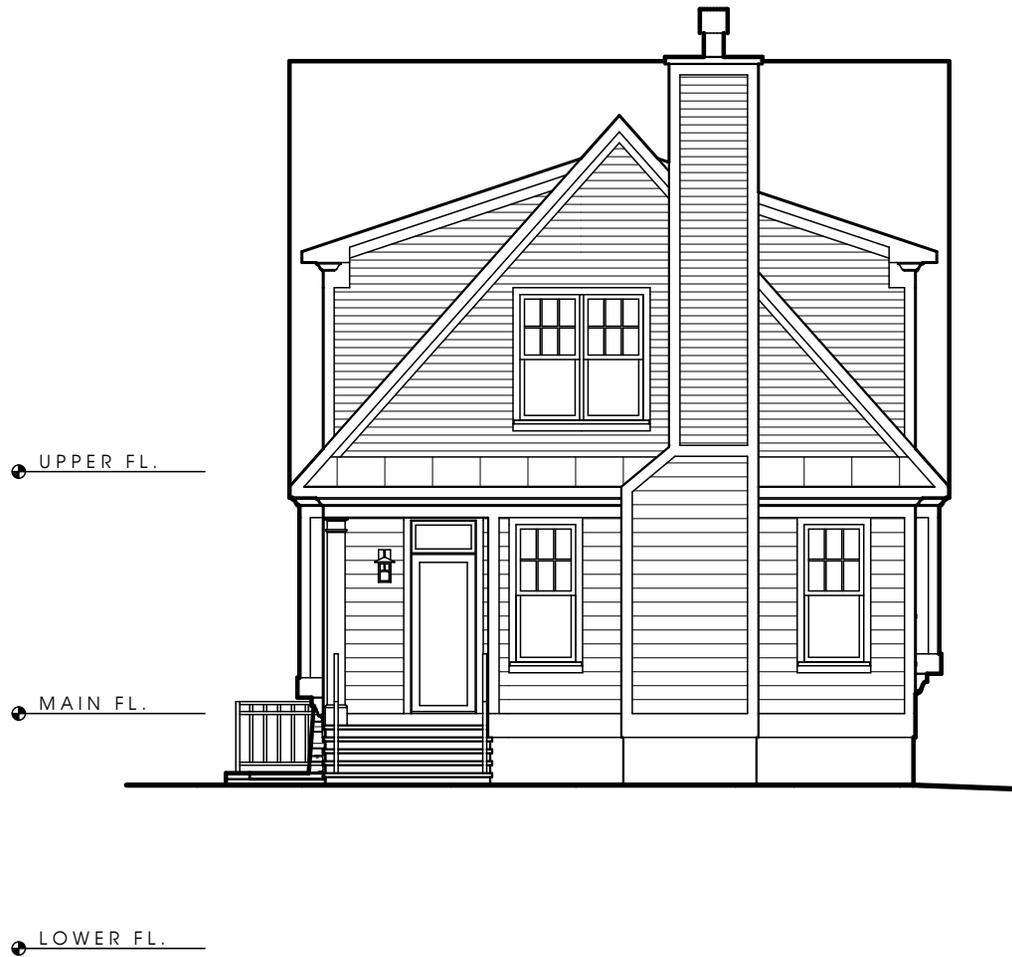
LOT 4B - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



○ LOT 4B - REAR ELEVATION
SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
Lots 4B and 5B
14th St. N., Arlington, Virginia

 **Thomas French**
ARCHITECT P.C.
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McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964



LOT 4B - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



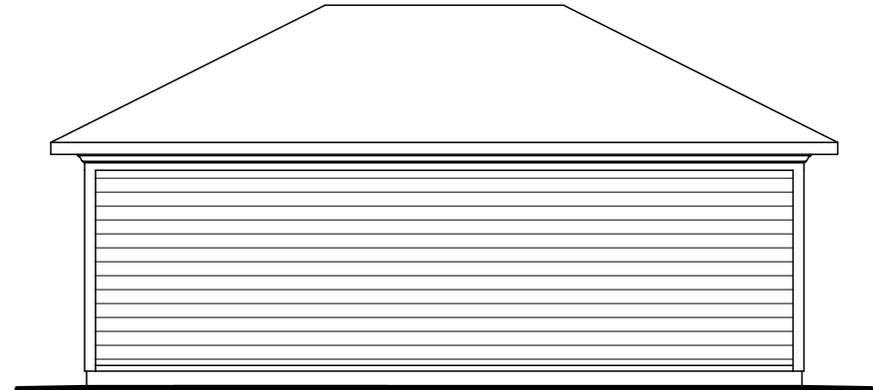
○ GARAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



○ GARAGE RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



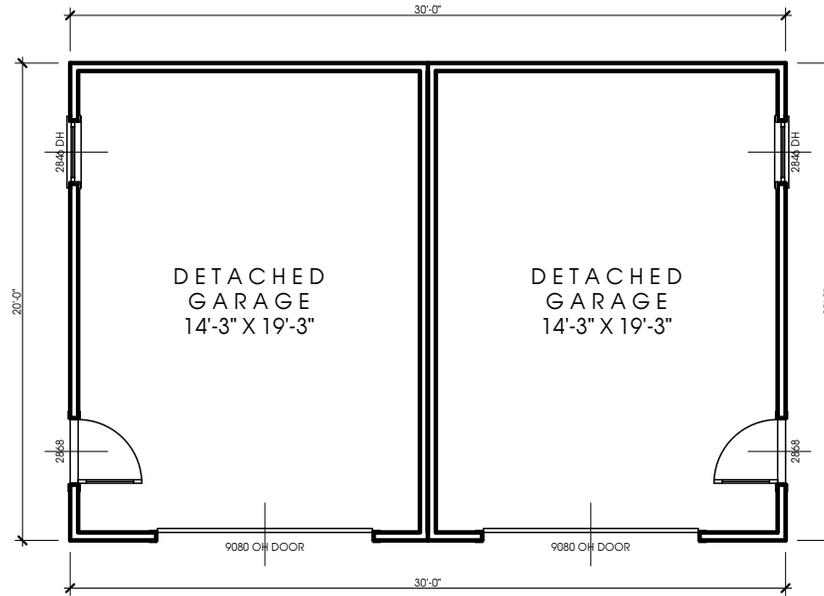
○ GARAGE LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



○ GARAGE REAR ELEVATION
SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
Lots 4B and 5B
14th St. N., Arlington, Virginia

 **Thomas French**
ARCHITECT PC
6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964



○ GARAGE FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT
 Lots 4B and 5B
 14th St. N., Arlington, Virginia

 **Thomas French**
 ARCHITECT P C
 6723 Whittier Ave Suite 402
 McLean, VA 22101-4533
 Tel. 703 734 0084
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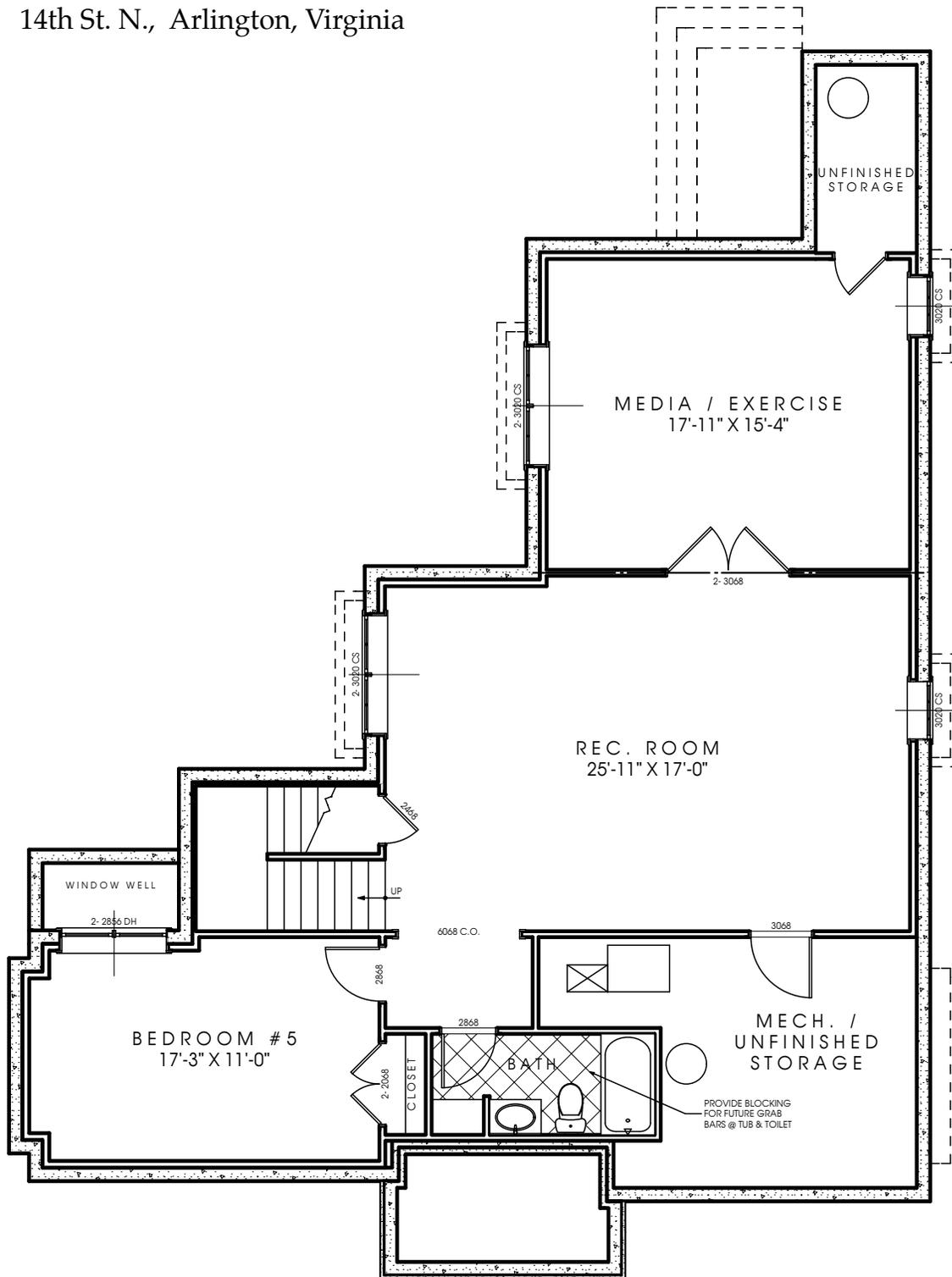
VIEW FROM 14TH STREET

SUNNYSIDE DEVELOPMENT
Lots 4B and 5B
14th St. N., Arlington, Virginia

 **Thomas French**
ARCHITECT P C
6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B
14th St. N., Arlington, Virginia

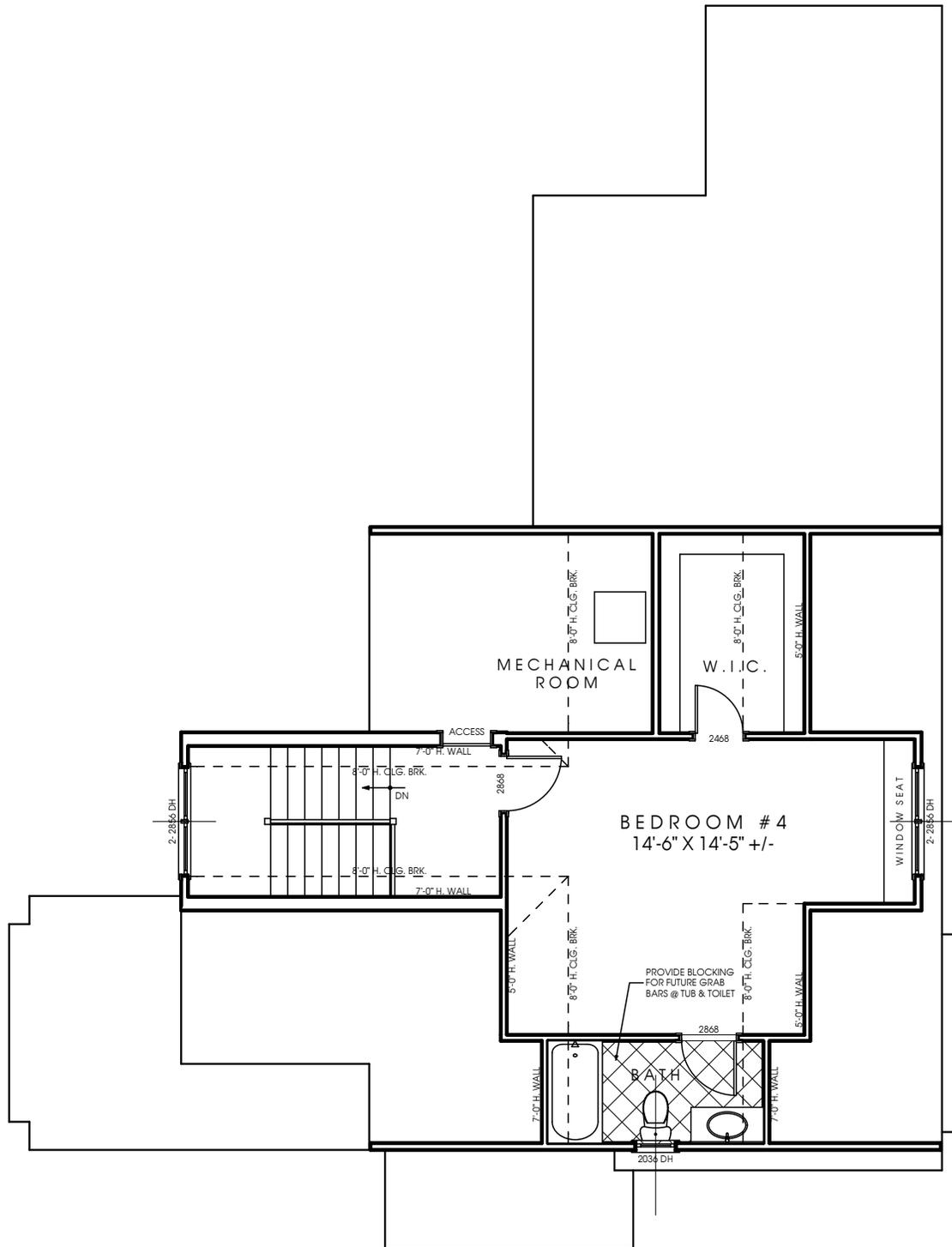


LOT 5B - LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B
14th St. N., Arlington, Virginia



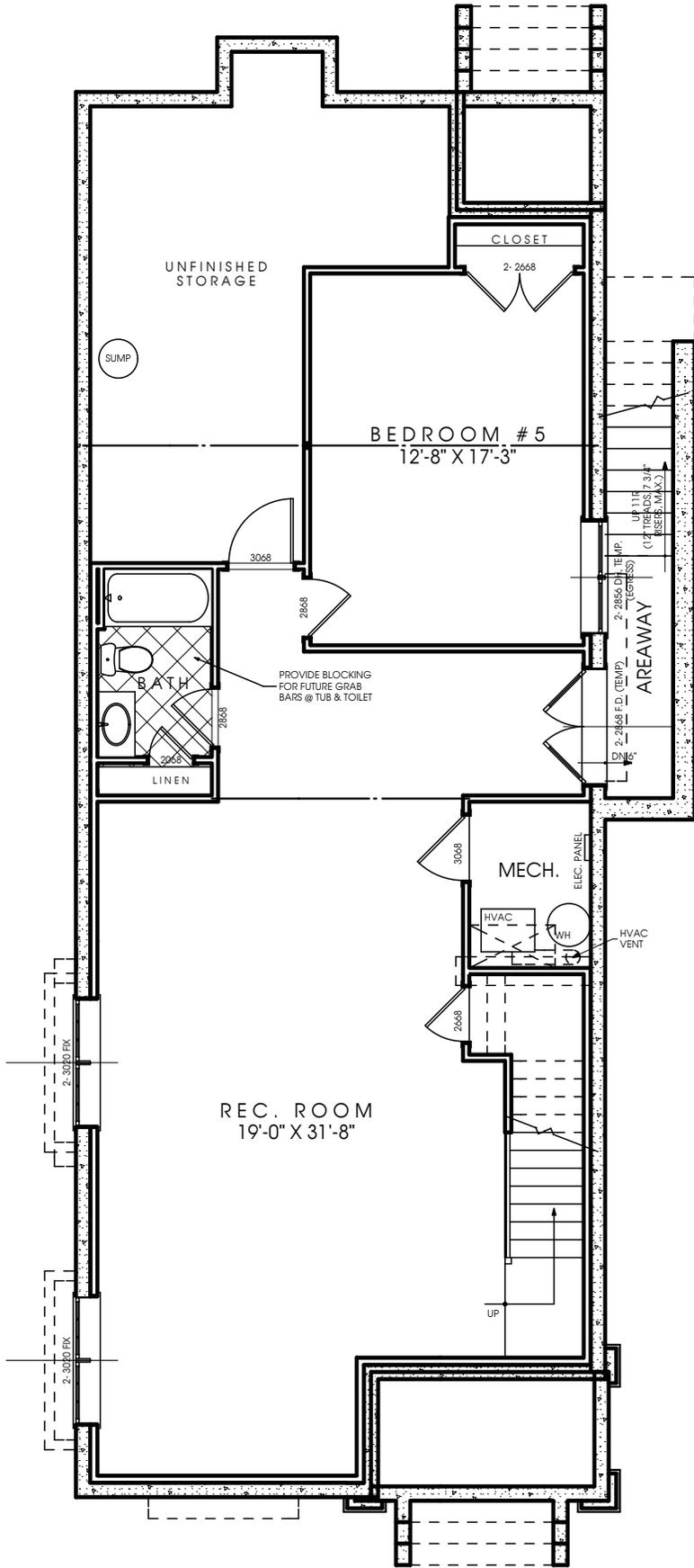
LOT 5B - ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



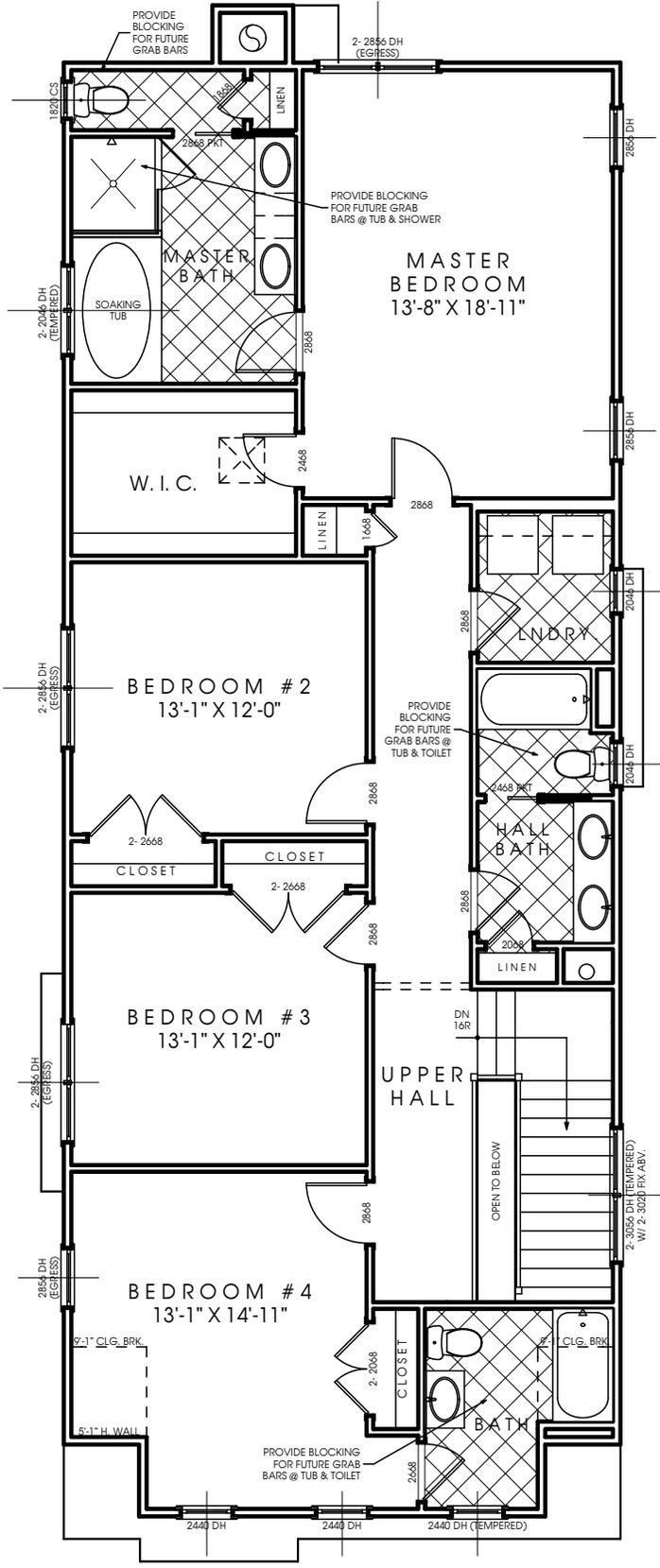
LOT 4B - LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUNNYSIDE DEVELOPMENT

Lots 4B and 5B

14th St. N., Arlington, Virginia



LOT 4B - UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201

TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

May 25, 2012

Mrs. Mary Hynes, Chairman and
Members of the County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Dear Mrs. Hynes:

At our regular monthly public hearing on Wednesday, May 16th, 2012, the Arlington County Historical Affairs and Landmark Review Board (HALRB) discussed the proposed Unified Residential Development (URD) project that is located adjacent to 5151 14th Street North in the Waycroft-Woodlawn neighborhood. The house located at 5151 14th Street North, known as "Broadview" and "The Old Lacey House", is a Queen Anne Victorian country house, one of the best preserved, high-style houses of this era remaining in the County. The owners have requested that this property be considered for designation as a local historic district. Staff is preparing the designation report, and the HALRB will hear the case in the fall of 2012. Due to its immediate proximity to Broadview, Historic Preservation staff requested, and the applicant agreed to seek HALRB comment for this project. The setting of Broadview and the house itself are irreplaceable historic features, and one of the purposes of the URD would be to protect them to the greatest extent possible.

The HALRB members have had four separate opportunities to review the drawings and give comments to the developer and his architect. The details of the suggestions are encompassed in the DRC Reports and HALRB meeting minutes. The designs for the proposed new houses have improved measurably since the original submission. Broadly, these changes include:

- The creation of one, shared garage for the two properties, instead of the original proposal which showed one freestanding garage for each new house.
- The removal of a basement stairway and egress on the elevation of 5B immediately adjacent to Broadview.
- A reconsideration of the design of the house on the proposed Lot 5B to make it more compatible with Broadview in terms of its massing, design, and overall orientation to both the historic house and the street.

Through the HALRB's design review process, we have worked with the developer and the adjacent neighbors to mitigate the impacts the new houses will have on Broadview through better design, massing, and a more sensitive consideration of the relationship all three houses have to each other and to the landscape. Some of these changes will require the developer to seek modifications from the required setbacks. However, the

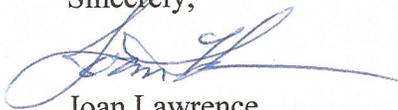
HALRB finds that the modifications are warranted and should be approved given the improvement to the overall design of the project.

The HALRB unanimously voted to support the project, and included the following specific recommendations:

- Support for setback modifications.
- The developer should use a thinner weatherboard. If artificial trim is to be used, it should have traditional wood detailing, and a smooth finish.
- The river stones and pavers in the existing driveway should be salvaged and reused on the Broadview site.
- The protection of old and mature trees should be stressed with stringent tree protection measures. The HALRB would like the opportunity to see the landscape plan.
- Landscaping should maintain view to Broadview from the street.
- There should be appropriate fencing between the properties that maintains the views and the yard. Metal fence with pickets less than 4' high would be appropriate.

The HALRB appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Lawrence", with a long, sweeping underline.

Joan Lawrence
Chairman

cc: Members of Planning Commission
Members of HALRB

From: Bill Delaney
Sent: Tuesday, June 05, 2012 11:40 AM
To: 'Peter Schulz'
Cc: cristina.alvarez@tetrattech.com; David Springberg (dspringberg@springstreetdev.com)
Subject: Broadview U-3331-12-1 Unified Residential Development

Mr. Schulz,

My name is Bill Delaney and my wife Cristina Alvarez and I live at 5130 N. 15th Street, on the north boundary of the proposed development of 5100 N. 14th Street. We are writing to support the approval of the use permit for a Unified Residential Development by Sunnyside Development.

We have lived in our property for 12 years, and our children and those of our neighborhood have played in the empty lots adjoining the historic Broadview house. Unfortunately, the County in 1979 approved a subdivision of the property that created a buildable but awkward "pipestem" configuration of two buildable lots. This was clearly a mistake in retrospect which all parties to this permit are trying their best to deal with.

We believe that the plan in front of the County Board achieves the best possible balance to an inherently bad situation. From our perspective, instead of having a large house just a few feet from our back porch, the new plan gives us a new 12 foot buffer with landscaping that will make a huge difference in our quality of life. From the perspective of the historic Broadview property, the proposed houses and their alignment are much more in harmony with the historic house. From the lot owner's perspective, she can still achieve the sale value that was intrinsic to the many years of property taxes she paid on the lots. And from the developer's perspective, he can build two houses that will have the looks and features to sell at a profit.

We want to say that we have been impressed by the County's fair, comprehensive, and professional system throughout this process, as well as the willingness of the developer, Dave Springberg of Sunnyside Development, to work with us and adjust his plans on multiple occasions to satisfy our concerns.

We had hoped for years that a potential buyer of Broadview would also be able to buy the adjacent lots to fully preserve the historic look and appeal of the property, but there were no buyers willing to do so. This development represents the next best plan to deal with the realities created by the County back in 1979. We unequivocally support its approval by the County Board.

Sincerely,

Bill Delaney and Cristina Alvarez
5130 N. 15th Street

From: Bill Delaney
Sent: Tuesday, June 05, 2012 11:40 AM
To: 'Peter Schulz'
Cc: cristina.alvarez@tetrattech.com; David Springberg (dspringberg@springstreetdev.com)
Subject: Broadview U-3331-12-1 Unified Residential Development

Mr. Schulz,

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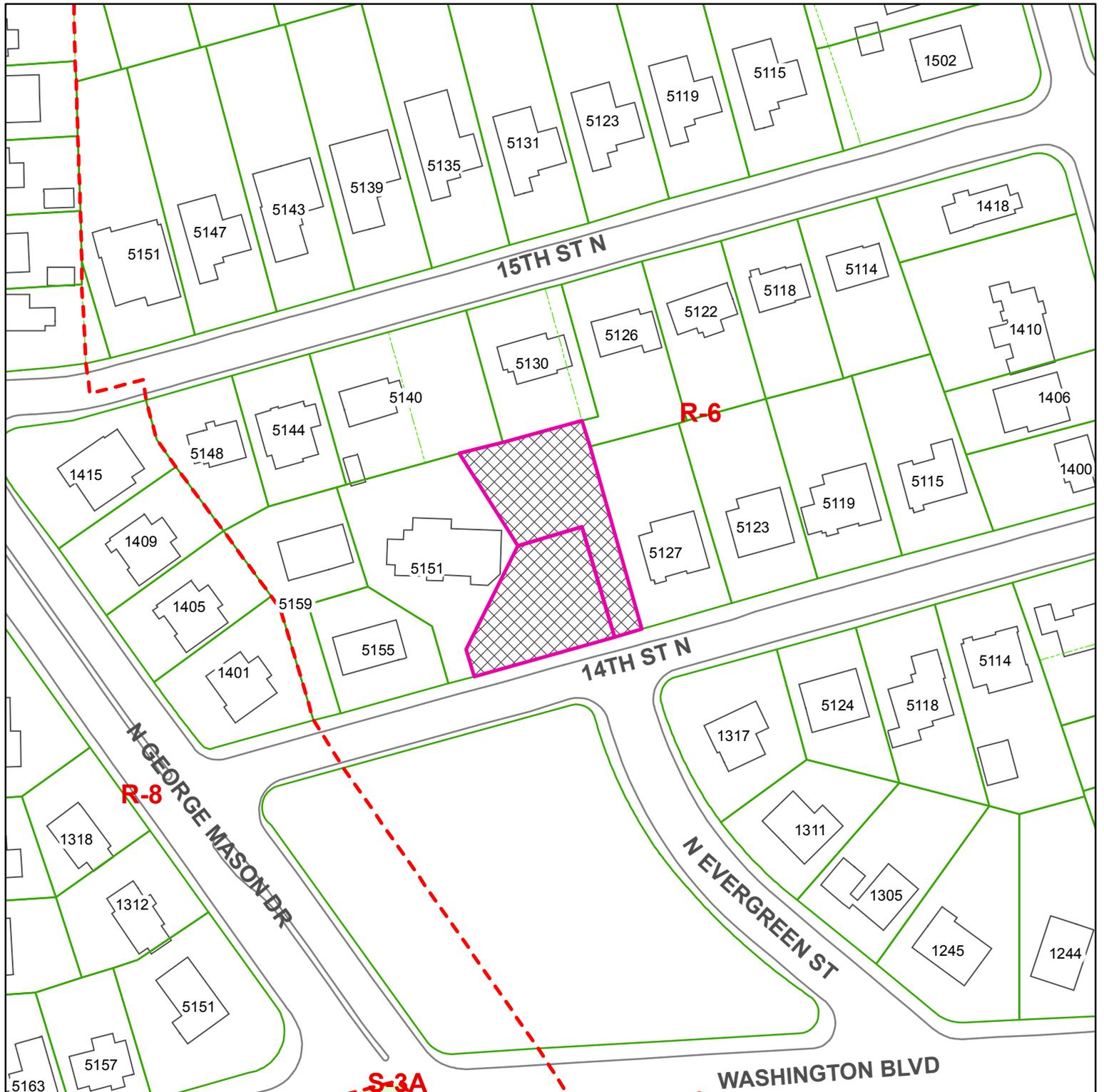
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Sincerely,

Bill Delaney and Cristina Alvarez
5130 N. 15th Street



U-3331-12-1

5100 Block of 14th St N

RPC# 09-048-031 & 032



 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.