



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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June 12, 2012

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT: 5. **U-3331-12-1** Sunnyside Development for a Unified Residential Development in the “R-6” zoning district under ACZO §31.A.13. Property is approximately 15,000 sq. ft.; located at the north side of the 5100 block of 14th St. N.; and is identified as RPC# 09-048-031, -032. Applicable policies: GLUP Residential “Low” (1-10 units/acre).

RECOMMENDATIONS: **Approve the 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, with the addition that Condition #8.j. be amended to specify the perimeter fencing, including the 54-inch metal picket fence along the side lot line and the seven-foot wood fence along the rear lot line.**

Dear County Board Members:

The Planning Commission heard this item at the June 6, 2012 recessed meeting of its June 4, 2012 regularly scheduled public hearing. Peter Schulz, CPHD Planning staff, described the proposed two-lot URD on 14th Street North in the Waycroft-Woodlawn neighborhood. It would permit a design and site layout that is sensitive to the siting of the historic house next door. Mr. Schulz also described the project’s extensive community process, including voluntary review by the Historic Affairs and Landmark Review Board (HALRB), and the proposed Zoning Ordinance modifications. Rebeccah Ballo, Historic Preservation Program staff, and Dennis Sellin, DES Planning staff, were also present. Ms. Ballo gave a brief presentation on the historical attributes and significance of the “Broadview”, which is also known as “The Old Lacey House”.

The applicant, David Springberg of Sunnyside Development, gave an overview of the proposed development. Thomas French, principle architect for the project, described the details of the project.

P.C. #14

Public Speakers

Joan Lawrence, Chair of the HALRB, stated that the HALRB considered this proposal very carefully. The applicant coordinated well with HALRB to address their recommendations, which are included in their letter. The HALRB supports the proposed development.

Planning Commission Report

Commissioner Ciotti chaired the review of the proposed development. She reported that the applicant was very willing to meet with and respond to the recommendations of the HALRB. The applicant has agreed to a condition for appropriate fencing, which includes a 54-inch metal picket fence along the side lot line and a seven-foot wooden fence at the rear. All other recommendations of the HALRB have been addressed. Letters of support have been received from the adjacent civic associations. The applicant has agreed to use wood, as opposed to a faux material, for the trim on the facades. The applicant has also agreed to build these homes with Easy Living features, such as 32-inch-wide doorways for easy passage, full first floor bathrooms, blocking behind the walls of the bathrooms so that grab bars could be hung someday if needed, and zero-threshold back doors. There were no outstanding issues.

Planning Commission Discussion

Commissioner Iacomini, HALRB liaison, thanked the applicant for working diligently with the HALRB, the Design Review Committee (DRC), and Commissioner Ciotti. She commented that the applicant is very knowledgeable of the community and developing pipestem lots. Commissioner Iacomini attended the HALRB and DRC meetings, and noted that the owners and neighbors of the “Broadview” house were pleased that their input was considered. She asked that when the proposal is presented to the County Board that the drawings note the materials that will be on the homes including the cementitious and wood trims. Commissioner Iacomini asked Ms. Ballo to speak about the “Broadview” house.

Rebecca Ballo stated that the Historic Preservation Program staff will be working on the historic designation of the “Broadview” house over the next several months. She thanked the applicant for working with staff and the HALRB. Ms. Ballo indicated that the “Broadview” house is one of best preserved high style houses of this era left in the County. She provided a little history on the house and its original owner. She spoke to the high quality of the home’s interior.

Commissioner Kumm indicated that the proposal is a very well-conceived single-family infill development, and that the siting and massing is very good. She noted that there are 20 existing sizeable mature trees on the lots that will be demolished. However, some trees on the lots will be preserved due to the location of garages, but the conditions of the use permit do not address their preservation. She asked the applicant if he would agree to condition language to preserve the 36-inch willow tree and other large trees on the site. Mr. Springberg responded that a tree preservation plan was submitted with the URD plans, and that he will comply with all of the County’s tree preservation requirements in order to save the trees. He added that he will also be planting a number of new trees on the lots.

Commissioner Klein stated that she is very encouraged by the proposal, as it was a great outcome for all participants involved. She congratulated and thanked the applicant for his contributions to the HALRB, DRC and staff.

Commissioner Malis stated that the preservation of trees and landform is a significant component and part of the community benefit associated with URDs. The drawings do not adequately show what is on the site today and what will be preserved. She asked staff if the trees proposed to be preserved will be bonded. Mr. Schulz responded that the applicant will be required to comply with Condition #11.

There was some discussion among Commissioners and staff as to whether the condition fully addresses the bonding of trees proposed to be preserved. Commissioner Savela suggested that staff review past URD reports and work with the County Arborist to craft language that would address to continued survival of the trees, including language typically used in URDs and site plans addressing bonding trees to be preserved.

Several Commissioners requested that the landscape plan be reviewed by the County Manager's Office and HALRB. The plan should include the exact placement and rendering of the fence to be used between the homes, trees that will be preserved, as well as a detailed listing of all plantings.

Commissioner Malis asked about the elements of the URD checklist and if the applicant was compliant, to which Mr. Schulz responded yes. She suggested that the checklist be added as either an attachment to the staff report or the Planning Commission letter. Commissioner Malis also asked about Conditions #23 and #24. Mr. Schulz responded that Condition #23, which requires belt-driven garage door openers, is intended to address noise concerns raised by adjacent neighbors. Condition #24 will be re-written so that the County will not be responsible for enforcing an agreement between private parties.

Planning Commission Motion

Commissioner Klein moved that the Planning Commission recommend that the County Board approve the 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. Commissioner Cole seconded the motion.

Commissioner Iacomini asked for unanimous consent to amend the motion to recommend that Condition #8.j. be amended to specify the perimeter fencing, including the 54-inch metal picket fence along the side lot line and the seven-foot wood fence along the rear lot line. There was no objection, so the amendment became a part of the main motion.

Commissioner Fallon indicated the he supports the proposed URD. All parties have worked together well and the neighbors support it. The proposed development is sensitive to the architectural significance of the adjacent property.

The Planning Commission voted 10-0 to support the amended motion. Commissioners Ciotti, Cole, Fallon, Harner, Iacomini, Klein, Kumm, Malis, Savela, and Serie supported the motion.

Respectfully Submitted,
Arlington County Planning Commission

A handwritten signature in black ink, appearing to read "Brian Harner". The signature is written in a cursive, flowing style.

Brian Harner
Planning Commission Vice-Chair