



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 21, 2012

DATE: June 27, 2012

SUBJECT: Z-2372-89-1 PROFFER AMENDMENT to modify: Proffer 36 regarding loading space height clearances; Proffer 37 regarding required parking space height clearances; and Proffer 48 regarding total parking space count and allocation of parking spaces among uses, with modifications to use regulations for parking space dimensions and allocation among uses; located at 2900 10th St. N. (RPC# 18-029-007).

Applicant:
GWAY II, L.L.C.

By:
Benjamin T. Danforth, Esq.
Lawson, Tarter & Charvet, P.C.
6045 Wilson Boulevard, Suite 100
Arlington, Virginia 22205

C.M. RECOMMENDATION:

Defer the subject proffer amendment to the September 15, 2012 County Board meeting.

ISSUES: The applicant requests amendments to Proffers 36, 37, and 48 to permit relief from requirements related to loading space clear heights, parking garage clear heights, and total parking count. It is recommended that the proffer amendment be deferred to the September County Board meeting to allow sufficient time for the applicant to work with staff to identify solutions.

DISCUSSION: The applicant requests to amend the proffers for the Garfield Park project, a “C-TH” proffer project located in Clarendon at 10th Street North, North Garfield Street, and Washington Boulevard. The project is under construction and is nearly completed. Subsequent to the garage being constructed it was discovered that various garage elements, namely the

County Manager:

BMD/GA

County Attorney:

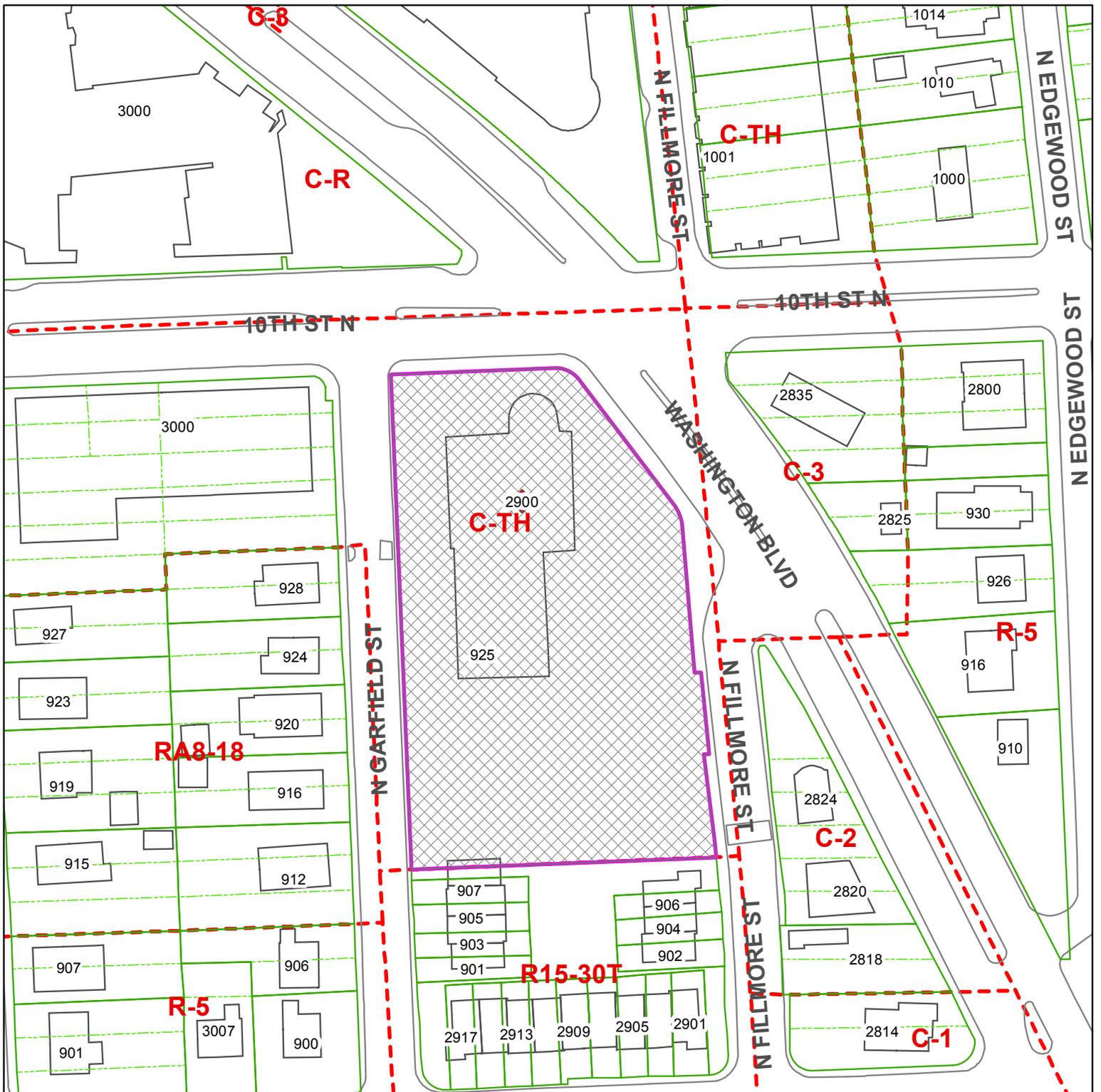
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Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

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sprinkler system and the HVAC system, were encroaching on the required clearance height for the loading space (14 feet required) and for the parking garage (7 feet required). The applicant is proposing to amend Proffer 48 to delete several spaces from the garage for instances in which the encroachments render the spaces unusable; the applicant is also requesting that Proffers 36 and 37 be amended to allow encroachments of no more than four (4) inches into the loading space and parking spaces throughout the garage. Clearance heights less than seven (7) feet are not compliant with the Building Code; the applicant would need approval of a modification to the Building Code in order for staff to support such a request. It is recommended that the request be deferred to the September Planning Commission and County Board meetings to allow the applicant time to work with staff to identify solutions to these issues.



Z-2372-89-1

2900 10th Street North

RPC# 18-029-007



 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.