



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 17, 2012

DATE: November 15, 2012

SUBJECT: SP# 91 SITE PLAN AMENDMENT to allow decks and a sunroom to encroach on rear yard setbacks; located at 1923, 1941, and 1947 N. Woodley St. Modifications of zoning ordinance requirements include: rear-yard setback requirements and encroachments of greater than 4 feet into rear-yard setbacks for decks and encroachment into rear yard setback for a sunroom, and other modifications as necessary to achieve the proposed development plan (RPC# 07-008-037, -046, -044)

Applicants:

Susan Hurd
1923 N. Woodley St.
Arlington, Virginia 22207

Lisa Marinelli
1941 N. Woodley St.
Arlington, Virginia 22207

Herb Fontecilla
1947 N. Woodley St.
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve an amendment to Site Plan #91, for a second-story deck at 1923 N. Woodley St. as shown on attachment #2 ("1923 plan") entitled "1923 N. Woodley Street," prepared by Susan Hurd, and dated October 31, 2012, and extending no more than 10 feet into the rear yard and no more than 12 feet in width, and a 10 feet deep by 14 feet wide sunroom addition at 1947 N. Woodley St. as shown in attachment #5 ("1947 plans") attached to this report prepared for the November 17, 2012, County Board meeting and including modifications of use regulations to permit decks to encroach more than four (4) feet into rear yard setbacks, and to permit the addition to

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-6308

32.

encroach into rear yard setbacks, and other modifications as necessary to permit the improvements as described in the ordinance and shown on the referenced plans; and accept withdrawal of the proposal for a deck at 1941 N. Woodley Street.

ISSUES: This is a request for a 10' by 16' rear yard deck at 1923 N. Woodley St., and a 10' by 14' rear yard sunroom at 1947 N. Woodley St. Staff is recommending that the County Board approve the deck at a dimension no greater than that 10' by 12' based on a review of the existing site plan, associated landscape plan and related site conditions. The applicant requesting a deck does not agree and wishes to pursue larger dimensions for the deck. In addition, several neighbors living along N. Woodrow Street and 20th Place N. abutting the site plan development have expressed concerns about the size, height, and visibility of the proposed deck. The third applicant, located at 1941 N. Woodley St., and proposing a second story rear yard deck, has requested to withdraw her application.

SUMMARY: This is a request for a site plan amendment from two separate homeowners living in the Glebe-Close townhouse development for rear-yard improvements to their units. This site plan amendment was deferred from the September County Board meeting. The County Board directed staff to develop an appropriate framework on which to base recommendations for modifying setback standards. Staff has met with both the applicants and surrounding neighbors to discuss the framework used to evaluate the requests.

The "R-10T" District (ACZO Section 7.A.2.d), in which the subject site plan is located, contains requirements for 20-foot rear yard setbacks. Setbacks in this district are measured from the fee simple lot line to the structure. The by-right provisions for decks (ACZO Section 32.D.3) permit a four (4)-foot encroachment into a setback provided that any such structure is not located closer than five (5) feet to any lot line. Therefore, given the subject townhouses are 22 feet in width, the applicant would be able to construct a deck measuring four (4) feet in depth by 12 feet in width as a matter of right (the width reflecting five (5) feet from each of the side property lines). However, ACZO Section 7.A.2.h provides that, subsequent to the end of construction on the site plan, the provisions of the zoning district are applicable despite any conflicts with the site plan and/or landscape plan. In effect, this would require the applicant requesting a rear-yard deck to pursue a site plan amendment. The applicant requesting a sunroom would also require a site plan amendment regardless, since the proposal is an addition to the main structure and is not permitted as a matter of right.

While the applicants are proposing a deck and a sunroom that are larger in dimension than that shown on the project's original 1973 landscape plan, the 10' x 12' dimensions shown on the plan provide appropriate guidance for the requests. The landscape plan shows a consistent 10-foot projection from the rear building line across all of the townhouses. This projection for rear-yard improvements provides a spatial framework against which rear yard projections can be weighed in conjunction with prevailing site conditions. Furthermore, this envelope limits the impact of rear-yard improvements by limiting the size to 120 square feet.

A modification of use regulations to allow the deck to encroach more than four (4) feet into the rear-yard setback (an additional six (6) feet) and to allow the sunroom to encroach into the rear yard setback has been reviewed in relation to the site plan, landscape plan and existing site

conditions. Staff therefore supports rear yard improvements at the dimensions shown on the approved landscape plan; specifically, a second-story, rear-yard deck measuring 10 feet in depth by 12 feet in width at 1923 N. Woodley Street; and a one (1)-story sunroom measuring 10 feet in depth and 12 feet in length at 1947 N. Woodley Street. Therefore, staff recommends adoption of the attached ordinance to approve an amendment to Site Plan #91, for a second-story deck at 1923 N. Woodley Street as shown on the attached plan entitled “1923 N. Woodley Street,” prepared by Susan Hurd, and dated October 31, 2012, and extending no more than 10’ into the rear yard and no more than 12’ in width, and a 10’ deep by 14’ wide sunroom addition at 1947 N. Woodley Street as shown in the renderings attached to this report prepared for the November 17, 2012 County Board meeting with modifications of use regulations to permit decks to encroach more than four (4) feet into rear yard setbacks, and for the addition to encroach into rear yard setbacks, and other modifications as necessary to achieve the development plan; and accept withdrawal of the proposal for a deck at 1941 N. Woodley Street.

BACKGROUND: Homeowners within the Glebe-Close townhouse development are requesting a site plan amendment to permit a second story, rear yard deck and a one (1) story sunroom. SP #91 was approved in 1972, and contains 21 units framing North Woodley Street and its cul-de-sac. The townhouse development contains approximately 28,000 square feet of open space. The landscape plan includes a ten (10)-foot by twelve (12)-foot deck or patio shown in the rear yards of townhouses. There are several existing decks within the Glebe-Close townhouse development, including an 11’ x 22’ rear yard addition and second-story deck approved by administrative change in 2005 for 1904 N. Woodley Street, and a 15’ x 16’ second-story deck approved by site plan amendment in 2010 at 1945 N. Woodley Street. The latter deck was built without permits and approved retroactively. There are several additional existing decks that appear to have been built without permits.

The following provides additional information about the site and location:

Site: The sites, three (3) townhouses within the Glebe-Close development, are located along North Woodley Street, which runs east of Glebe Road and terminates in a cul-de-sac.

Zoning: The sites are zoned [“R-10T” One-Family Residential – Townhouse Dwelling Districts](#).

Land Use: The sites are designated on the [General Land Use Plan \(GLUP\)](#) as Residential “Low” 1-10 Units/Acre.

Neighborhood: The sites are located within the Waverly Hills Civic Association. The civic association has indicated that they have no objections to the applicants’ requests; however they recognize that some neighbors may have reasonable objections. The Glebe-Close Association has provided letters stating no objections to the three (3) requests. At the September 18, 2012 County Board meeting, ten (10) speakers expressed concerns about the height, size, and visual impact to the adjacent single-family homes to the east and north of the Glebe-Close development. In addition, one (1) speaker spoke in support of the proposals. The applicant at 1923 N. Woodley Street has provided a letter of support from the owner of 1946 N. Woodrow Street. Staff held a meeting on November 1, 2012 in which an overview

of the staff framework for evaluating this site plan amendments was presented to the neighbors who spoke at the September County Board meeting. Staff also held a meeting with two (2) of the three (3) applicants in which the framework for evaluation of the requests was discussed.

It should be noted that the single family homes to the north and east of the Glebe-Close townhouses are zoned “R-6.” The Zoning Ordinance (ACZO Sec. 32D.2.b) requires lots located in the “R-6” District maintain 25-foot rear yard setbacks. The houses abutting the site plan on the west side of N. Woodrow Street have 22-23foot rear yard setbacks. A house along 20th Place N. abutting 1941 N. Woodley Street contains a 15-foot rear yard setback.

See the map below for information on the positions of abutting neighbors.

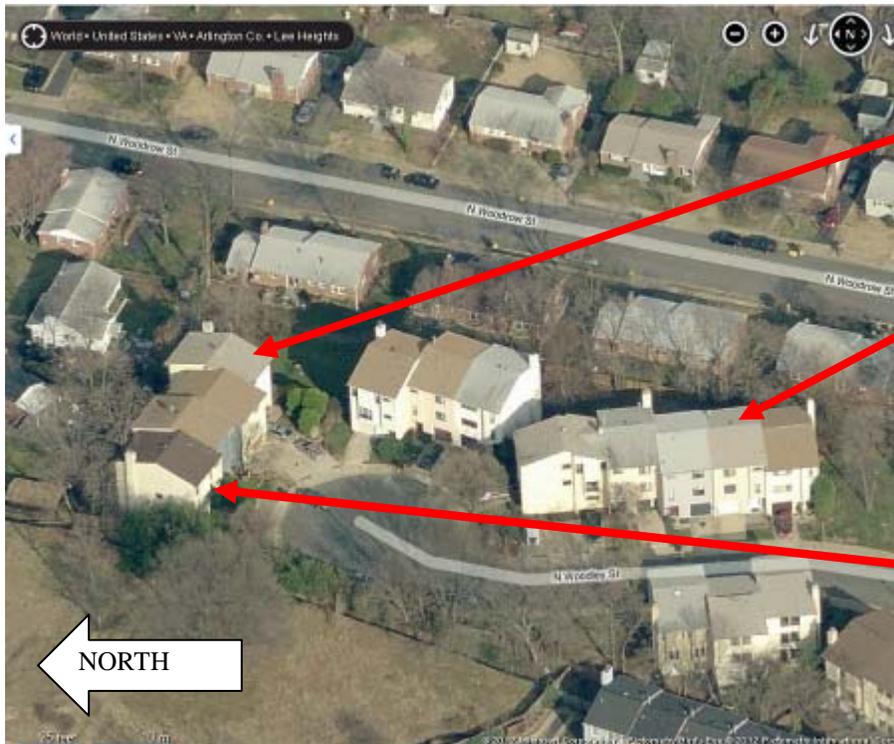


Yellow Star = Applicants

Red Star = Spoke in opposition to proposals at Sept. CB

Blue Star = Provided letter of support and/or spoke in support at Sept. CB

Green Star = Application for rear-yard deck withdrawn



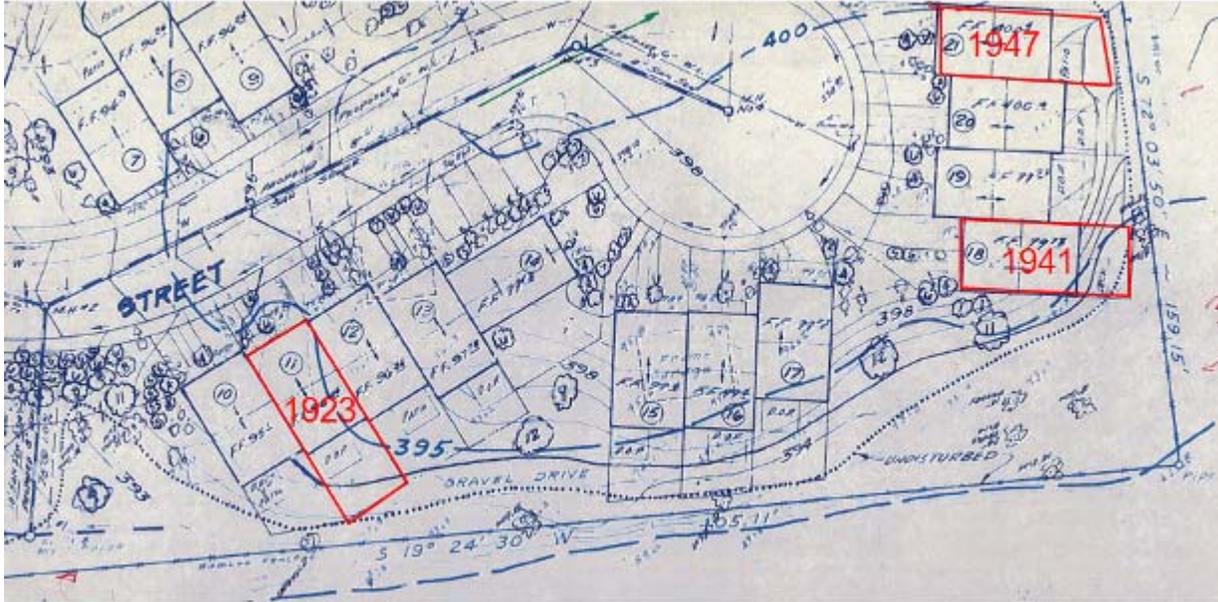
**1941 N. Woodley Street
Application Withdrawn**

**1923 N. Woodley Street
(proposed deck)**

**1947 N. Woodley Street
(proposed sunroom)**

Source: Bing Maps

DISCUSSION: This is a request for an amendment to Site Plan #91 to permit rear-yard improvements at two (2) separate townhouses. The owners living at 1923 N. Woodley Street propose second-story decks, and the owner at 1947 N. Woodley Street proposes a one-story sunroom addition. The landscape plan for the townhouse development, approved in 1973, shows each of the units of the development with a rear-yard deck or patio measuring 10 feet deep by 12 feet wide. The Zoning Ordinance provides that decks may encroach a maximum of four (4) feet into rear yard setbacks (in this case, from the townhouses) provided any such deck is a minimum of five (5) feet from any property line. Rear yard setback requirements for buildings in the “R-10T” District are 20 feet. Setbacks are measured from the rear of the structure to the rear lot line of the individual unit; a site plan common area of varying width is maintained behind the individual lots. The Zoning Ordinance Section 7.A.2.h provides that once construction is complete for the development the provisions of the zoning district come into effect despite the possibility that they may conflict with the approved site plan or landscape plan. As a result of this provision of the Zoning Ordinance, the deck dimensions shown on the landscape plan require County Board approval. The proposed sunroom represents an addition to the building and would not be permitted to intrude on the setback by-right.

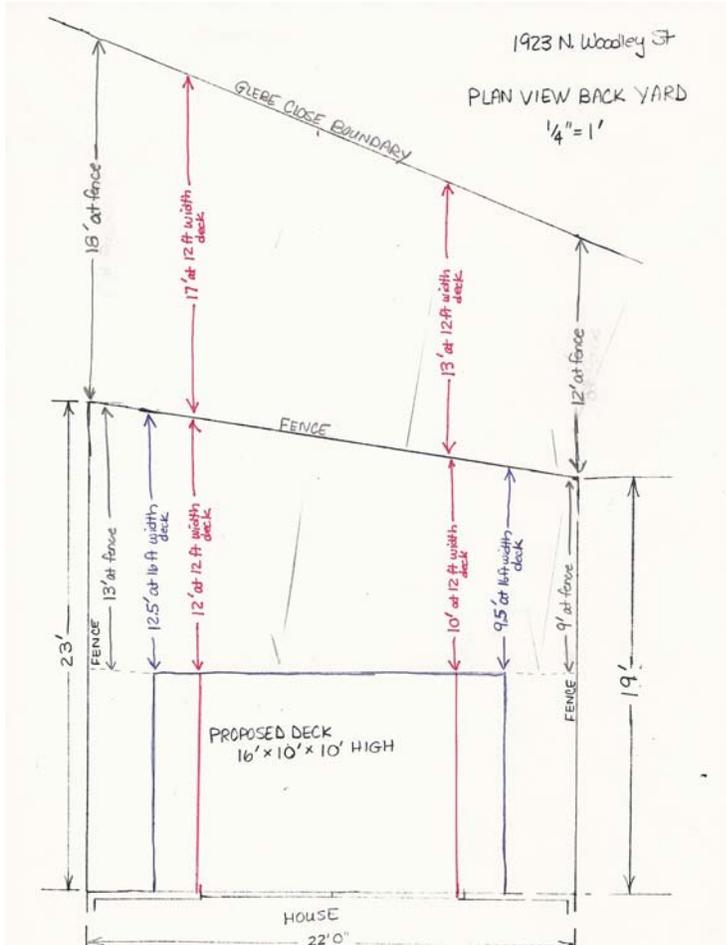


Landscape plan approved May 1973

The following is a description of each of the applicants' proposals:

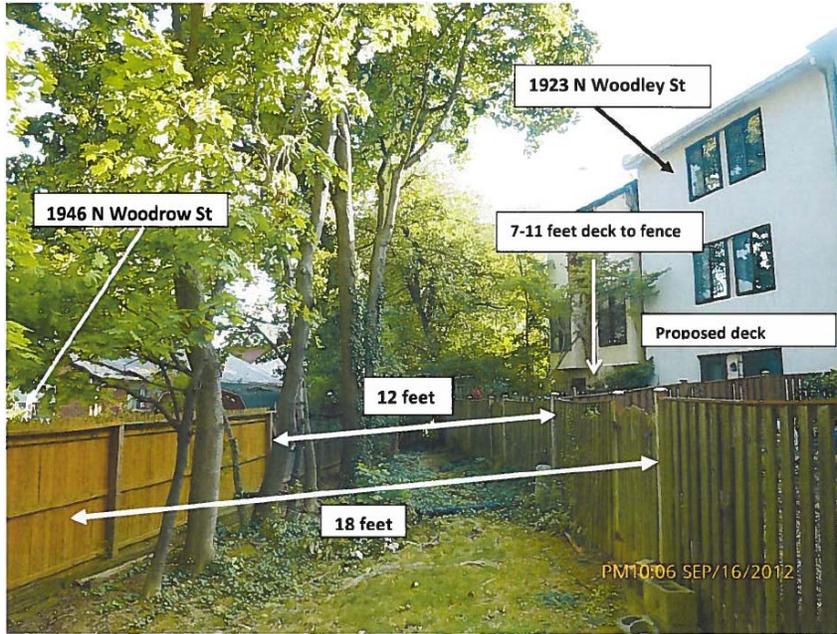
1923 N. Woodley Street: The applicant proposes a rear-yard, second-story deck measuring 10 feet in depth by 16 feet in width. The bottom of the deck platform would reach 10 feet in height. The applicant would install a sliding glass door for access to the deck from their second-story. A ground-level patio is proposed measuring 23 feet in depth by 22 feet in width. The following plan represents the applicant's request:

Proposed Plan for 1923 N. Woodley Street:



The proposed deck at 10 feet in depth would extend six (6) feet further than is permitted by-right and be consistent with the depth shown on the landscape plan. However, the width of the proposed deck would be four (4) feet wider than is permitted either by-right or by the landscape plan.

As can be seen in the graphic above there is a site plan common area located behind the rear yard that varies in width between 18 feet and 12 feet when measured from the north and south lot lines. There is sufficient distance at this location to ensure that there are no undue adverse visual impacts to the single-family houses to the east. Including the common area, there is a varying distance of between 21 feet and 31 feet maintained between the furthest extent of the deck projection and the neighboring property line.



Looking south along the site plan common area behind 1923 N. Woodley Street



1923 N. Woodley Street rear façade

1923 N. Woodley Street rear yard as viewed from 1946 N. Woodrow St. Backyard

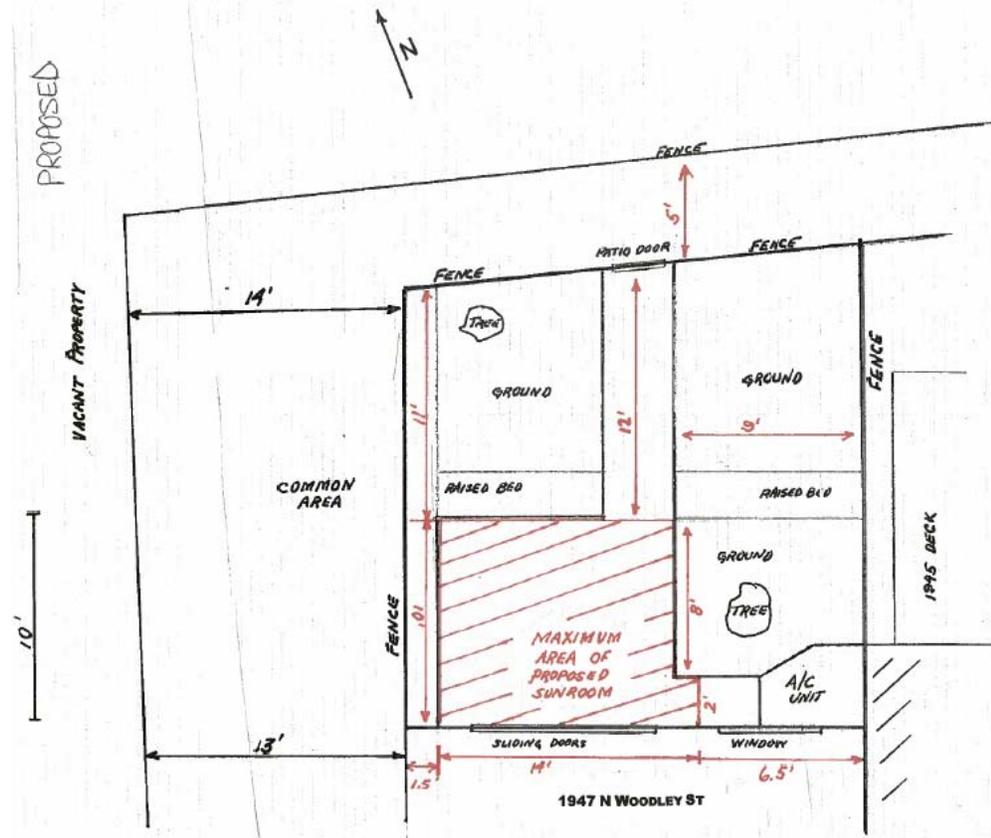
Staff is recommending that the landscape plan be used as a framework to evaluate the appropriate dimensions for rear-yard improvements in addition to site-specific conditions. The applicant proposes a deck that is wider than that shown on the landscape plan, and would result in a larger deck. Staff recommends that the deck be approved at the dimensions (10 feet deep by 12 feet wide) shown on the landscape plan as this was the size (120 square feet) originally envisioned. Such a deck will functionally relate to surrounding properties in the Glebe-Close development as a deck or patio of this size was intended for each unit. In addition, the deck will

not be injurious to the surrounding neighborhood given the 12' to 18' distance provided in the common area.

1941 N. Woodley Street: The applicant was proposing a rear-yard, second story deck measuring 11.5 feet in depth by 18 feet in width. The applicant is requesting that the site plan amendment pertaining to their unit be withdrawn.

1947 N. Woodley Street: The applicant proposes a rear-yard, one (1) story sunroom addition measuring 10 feet in depth by 14 feet in width. The height of the addition would be 10 feet from grade. The addition would be placed within the footprint of an existing patio. The following plan represent's the applicant's request:

Proposed Plan for 1947 N. Woodley Street:



As the sunroom represents an addition to the main building, and the building is platted one (1) foot from the setback line as required in "R-10T" (building is 21 feet from the rear lot line), the applicant would be permitted a one (1) foot addition by-right. However, the addition would be consistent with the depth dimensions of rear yard improvements shown on the landscape plan, but would be two (2) feet wider.



Looking east into rear yard of 1947 N. Woodley Street

There is a site plan common area located behind the rear yard that is approximately five (5) feet deep. While the site plan common area provides only a narrow buffer between the subject property and the single-family property to the north, there will be no visual impacts associated with the addition as it is proposed to be one (1) story.

As previously stated, staff is recommending that the 1973 approved landscape plan be used as a framework by which to evaluate the appropriate dimensions for rear-yard improvements (in conjunction with unique features of the site). However, in this instance it is recommended that the footprint for the subject addition be approved at a dimension slightly different than the one shown on the landscape plan (two (2) feet wider). The dimensions of the landscape plan provide for a 120 square foot deck or patio, whereas the applicant's proposal would provide for a 140 square foot addition. This represents a discrepancy of 20 square feet. The sunroom is proposed to be one (1) story, or a maximum of 10 feet at the highest point of the roof; it will be minimally visible from neighboring properties. In addition, because the sunroom is enclosed the activity will not be visible or audible from neighboring properties. Due to the nature of the proposal it is recommended that the applicant's proposal be approved. Therefore, staff supports allowing the rear yard addition at 1947 N. Woodley St. at a dimension of 10 feet deep by 14 feet wide. This addition will functionally relate to surrounding properties in the Glebe-Close development as it is of a consistent dimension with other improvements being contemplated. Finally, the addition will not be injurious to the surrounding neighborhood given it is proposed to be one (1) story in height and will not create undue visual or functional impacts to surrounding properties.

CONCLUSION: Staff recommends using the dimensions shown on the landscape plan for SP #91 as a framework that, in conjunction with site-specific factors can be used to evaluate appropriate projections into the rear yards of the townhouses. In addition, it limits the size of the rear yard improvements. Therefore, staff recommends adoption of the attached ordinance to approve an amendment to Site Plan #91, for a second-story deck at 1923 N. Woodley St. as

shown on the attached plan entitled “1923 N. Woodley Street,” prepared by Susan Hurd, and dated October 31, 2012, and extending no more than 10 feet into the rear yard and no more than 12 feet in width, and a 10 feet deep by 14 feet wide sunroom addition at 1947 N. Woodley St. as shown in the renderings attached to this report prepared for the November 17, 2012 County Board meeting with modifications of use regulations to permit decks to encroach more than four (4) feet into rear yard setbacks, and for the addition to encroach into rear yard setbacks, and other modifications as necessary to achieve the development plan; and accept withdrawal of the proposal for a deck at 1941 N. Woodley St.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated June 28, 2012, for Site Plan # 91, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] prepared for the November 17, 2012 ,County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment with some modifications to allow only (1) a deck at 1923 North Woodley Street and (2) a sunroom at 1947 North Woodley Street as shown on the plans referenced in Condition 11 below and subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on November 17, 2012, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:

Rear yard setbacks; and

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated June 28, 2012 for Site Plan # 91, and as such application has been modified, revised, or amended

to include the drawings, documents, conditions and other elements designated in Condition 11 (which drawings, etc... are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment for one (1) second-story, rear yard deck and a rear yard sunroom addition, with modifications of use regulations for decks to encroach more than four (4) feet into rear-yard setbacks, and for the sunroom to encroach into rear yard setbacks, for the parcels of real property known as RPC# 07-008-037 and -046 approval is granted and the parcels so described shall be used according to the Site plan as originally approved on December 13, 1972 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to all previous conditions and the following new condition 11:

11. The applicants agree that the decks and sunroom as approved by the Arlington County Board on November 17, 2012, for the properties referenced below shall be of the following dimensions:

- 1923 N. Woodley Street: 10’ deep by 12’ wide, as shown on the plan entitled “1923 N. Woodley St” prepared by Susan Hurd, and dated October 31, 2012.
- 1947 N. Woodley Street: 10’ deep by 14’ wide as shown on the renderings attached to this report prepared for the November 17, 2012 County Board meeting.

PREVIOUS COUNTY BOARD ACTIONS:

December 13, 1972	Approved site plan for a 21-unit townhouse development
July 9, 1973	Approved site plan amendment to permit air conditioning units to be located within one foot of the property line.
July 10, 2010	Approved site plan amendment for a rear-yard deck at 1945 N. Woodley St.
September 18, 2012	Deferred site plan amendment for rear yard decks and sunroom

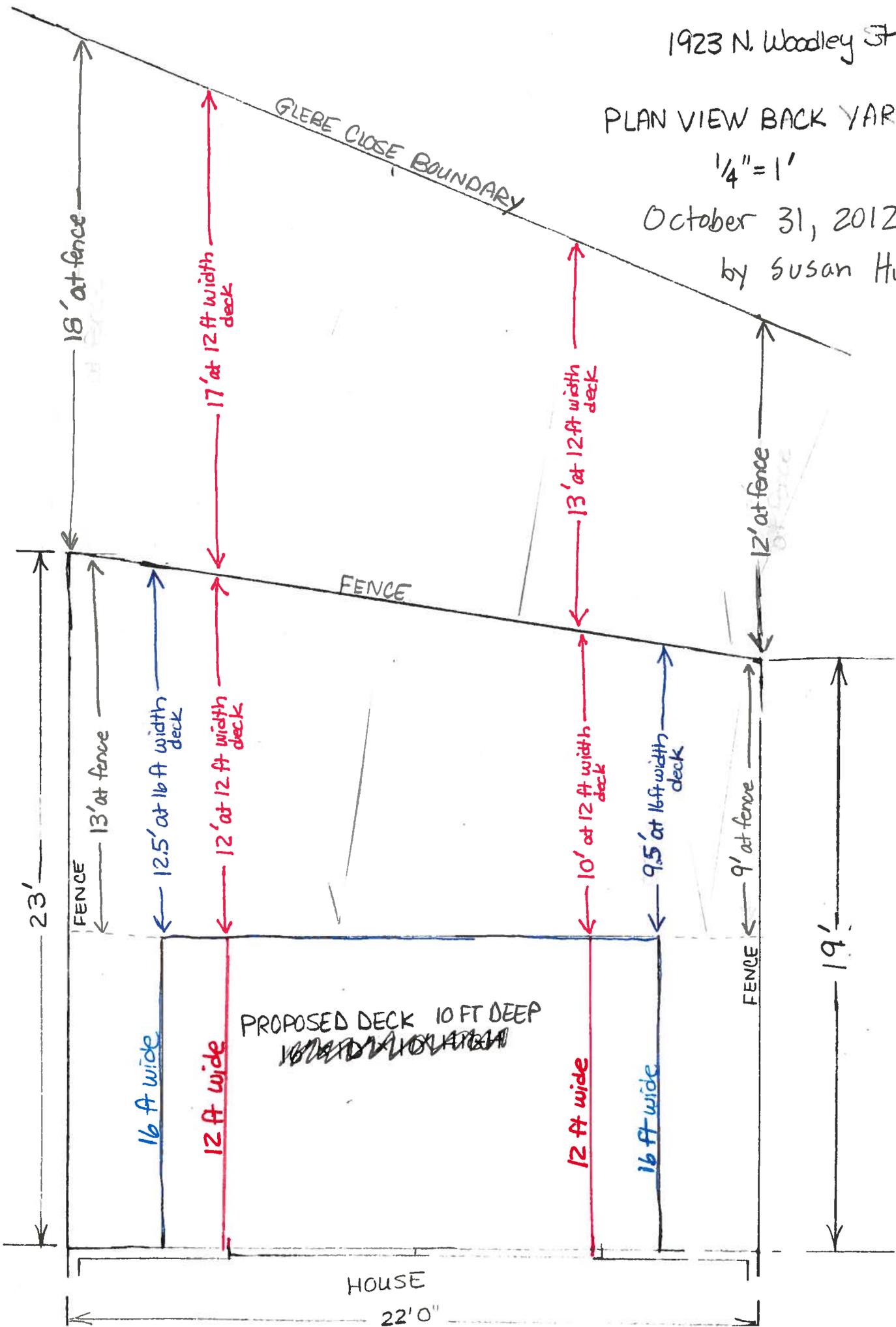
1923 N. Woodley St

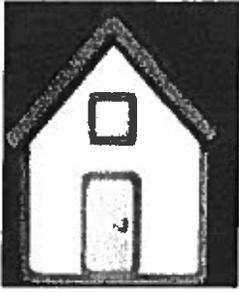
PLAN VIEW BACK YARD

1/4" = 1'

October 31, 2012

by Susan Hurd





Glebe Close Association

*1904 - 1947 N Woodley St,
Arlington, Virginia 22207*

June 8, 2012

Department of Community Planning, Housing and
Development Zoning Administration
#1 Court House Plaza
Arlington, VA 22201

Regarding: Site Plan Amendment for 1923 N. Woodley Street

To whom it may concern:

The Glebe Close Homeowners Association Board has no objection to the site plan amendment for 1923 N. Woodley Street, requested by Susan Hurd for an 18 ft wide by 12 ft deep wood deck off the back of her house on the second floor.

We have reviewed Ms. Hurd's plan and sketches. Pending approval of the site plan amendment and receipt of required permits by the county, we approve the followings:

- Construction of a second-story wood deck off the back of the house with maximum dimensions 18 ft wide by 12 ft deep;
- Replacement of two second-story windows on the back of the house with a 12 ft wide (maximum) sliding glass door;
- Replacement of ground-level concrete and stone patio in the back yard with a new stone patio with maximum dimensions 18 ft wide by 18 ft deep;
- Replacement of ground-level door and window on the back of the house with a 8 ft wide (maximum) sliding glass door

These changes will not be visible from the street and the HOA has no objection to moving forward with this project.

Sincerely,

James Huske
President, Board of Directors
Glebe Close Association
1931 N. Woodley Street
Arlington, VA 22207

June 2, 2012

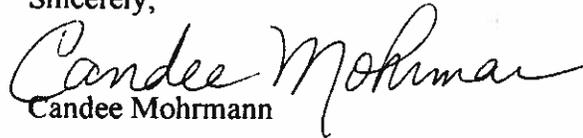
From:
Candee Mohrmann
1921 N. Woodley St.
Arlington, VA 22207

Regarding: Proposed deck at 1923 N. Woodley St.

To Whom It May Concern:

I live in the townhouse attached to the right of 1923 N. Woodley St. I have reviewed Susan Hurd's drawings and have no objections to the construction of a deck off the back of the second level of her house with maximum dimensions 18 ft wide x 12 ft deep.

Sincerely,


Candee Mohrmann

May 9, 2012

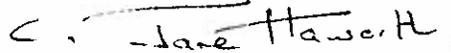
From:
Jane Haworth
1925 N. Woodley St.
Arlington, VA 22207

Regarding: Proposed deck at 1923 N. Woodley St.

To Whom It May Concern:

My townhouse is attached to the immediate left of Susan' Hurd's townhouse at 1923 N. Woodley. Susan has shown me in the drawings for her proposed deck and discussed her plans with me. I have no objection to the 18 ft wide x 12 ft deep second story deck she is proposing. I believe it benefits the entire neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Jane Haworth". The signature is written in a cursive style with a horizontal line above the name.

Jane Haworth

May 9, 2012

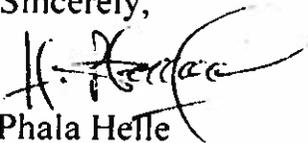
From:
Phala Helle
1920 N. Woodley St.
Arlington, VA 22201

Regarding: Proposed deck at 1923 N. Woodley St.

To Whom It May Concern:

Susan Hurd lives across the street from me in the Glebe Close Association. I have no objection to construction of the proposed deck at 12 ft deep x 18 ft wide x 10 ft high).

Sincerely,



Phala Helle

August 7, 2012

To Whom It May Concern:

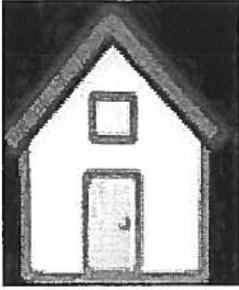
My home is behind the back yard of Susan Hurd's townhouse at 1923 N. Woodley Street. Susan has discussed her plans with me and I have no objection to the 18 ft wide x 12 ft deep second story deck she is proposing.


Owner, 1946 Woodrow Street



PM 3:24 OCT/23/2012





Glebe Close Association

*1904 – 1947 N Woodley St,
Arlington, Virginia 22207*

June 8, 2012

Department of Community Planning, Housing and
Development Zoning Administration
#1 Court House Plaza
Arlington, VA 22201

Regarding: Site Plan Amendment to construct a sunroom at 1947 N. Woodley Street

To whom it may concern:

The Glebe Close Homeowners Association Board has no objection to the site plan amendment requested by Herbert M. Fontecilla, owner of 1947 N. Woodley St., for a ground floor sunroom not to exceed 14 feet wide by 10 feet long and 10 feet in height.

The proposed sunroom would be only partially visible from the adjacent townhouse, 1945 N. Woodley St. Mr. Jason Reed, owner of the property, has indicated that he has no objection. The sunroom would not be visible from the street or cul-de-sec and the HOA has no objection to moving forward with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "James Huske".

James Huske
President, Board of Directors
Glebe Close Association
1931 N. Woodley St.
Arlington, VA 22207

Department of Community Planning, Housing and Development
Zoning Administration
1 Court House Plaza
Arlington, VA 22201

Re.: Site Plan Amendment to construct sunroom at 1947 N Woodley St.

Gentlemen:

I live at 1945 N Woodley St., Arlington, VA. I have no objections to the construction of a ground-level sunroom in the backyard of 1947 N. Woodley St., the townhouse to the immediate left of mine.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Reed". The signature is stylized and somewhat cursive.

(JASON REED, OWNER)

Pam Locke

From: Ginger Briggs Brown <gingerb97@gmail.com>
Sent: Thursday, October 25, 2012 11:08 AM
To: Matthew Pfeiffer
Cc: Paul Bolejack (paulbolejack@verizon.net)
Subject: Re: SP #91

Yes.

On Thu, Oct 25, 2012 at 10:47 AM, Matthew Pfeiffer <Mpfeiffer@arlingtonva.us> wrote:

Hi Paul and Ginger,

As you know the County Board deferred the site plan amendment for decks/sunroom at the three townhouses on N. Woodley Street from September to November. I am preparing my report for the November meeting and would like to know whether the WHCA's position has changed. My understanding from September is that the official position is that WHCA has no objections to the request while recognizing that some neighbors may have reasonable objections. Is this still accurate?

Thanks,

Matt Pfeiffer

Matthew W. Pfeiffer

Associate Planner



DEPARTMENT OF COMMUNITY PLANNING, HOUSING, AND DEVELOPMENT

Planning Division

2100 Clarendon Blvd. Suite 700

Arlington, VA 22201

TEL [703.228.0097](tel:703.228.0097) FAX [703.228.3543](tel:703.228.3543)

www.arlingtonva.us mpfeiffer@arlingtonva.us

All correspondence sent to and from Arlington County Government is
subject to the public record laws of the Commonwealth of Virginia.

Pam Locke

From: Lisa Marinelli <ldmarinelli@hotmail.com>
Sent: Thursday, November 08, 2012 12:36 PM
To: Matthew Pfeiffer; Scott Woestman; Lisa
Subject: RE: Site Plan Amendment
Attachments: ~WRD000.jpg; image001.png

Matt,

Per our conversation this morning, we have decided to withdraw our amendment application. We look forward to receiving the refund. Please let us know if we need to follow up with someone else to process it.

Regards,
Lisa Marinelli & Scott Woestman
1941 N. Woodley Street
Arlington, VA 22207
202/210-0427 (mobile)

From: Mpfeiffer@arlingtonva.us
To: sawflyer97@yahoo.com; ldmarinelli@hotmail.com
Subject: RE: Site Plan Amendment
Date: Wed, 7 Nov 2012 20:23:49 +0000

Scott and Lisa, my report will be dispatched Friday morning. I need to know ASAP if there are any changes. Thanks,

Matthew W. Pfeiffer
Planner

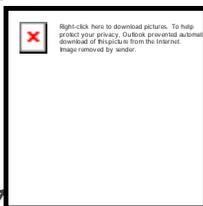
All correspondence sent to and from Arlington County Government is subject to the public record laws of the Commonwealth of Virginia.

From: Scott Woestman [<mailto:sawflyer97@yahoo.com>]
Sent: Wednesday, November 07, 2012 2:54 PM
To: Matthew Pfeiffer; Lisa Marinelli (ldmarinelli@hotmail.com)
Subject: Re: Site Plan Amendment

Hello Matt,
Lisa and I have been so swamped, can we connect with you on this before you submit anything?

Best,
Scott

Scott Woestman



703.967.0667
sawflyer97@yahoo.com

From: Matthew Pfeiffer <Mpfeiffer@arlingtonva.us>
To: "Lisa Marinelli (ldmarinelli@hotmail.com)" <ldmarinelli@hotmail.com>; "Scott Woestman (sawflyer97@yahoo.com)"

<sawflyer97@yahoo.com>

Sent: Tuesday, November 6, 2012 9:04 AM

Subject: Site Plan Amendment

Good morning Lisa, I wanted to check in and see if you had an update on your site plan amendment application. As it stands, I am submitting a report to the County Board that you are proposing a 16 x 11.5 second-story, rear yard deck.

Please let me know if this is still accurate.

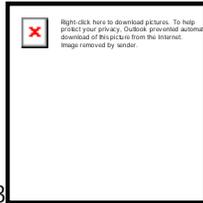
Thanks, Matt

Matthew W. Pfeiffer

Associate Planner



DEPARTMENT OF COMMUNITY PLANNING, HOUSING, AND DEVELOPMENT
Planning Division
2100 Clarendon Blvd. Suite 700
Arlington, VA 22201

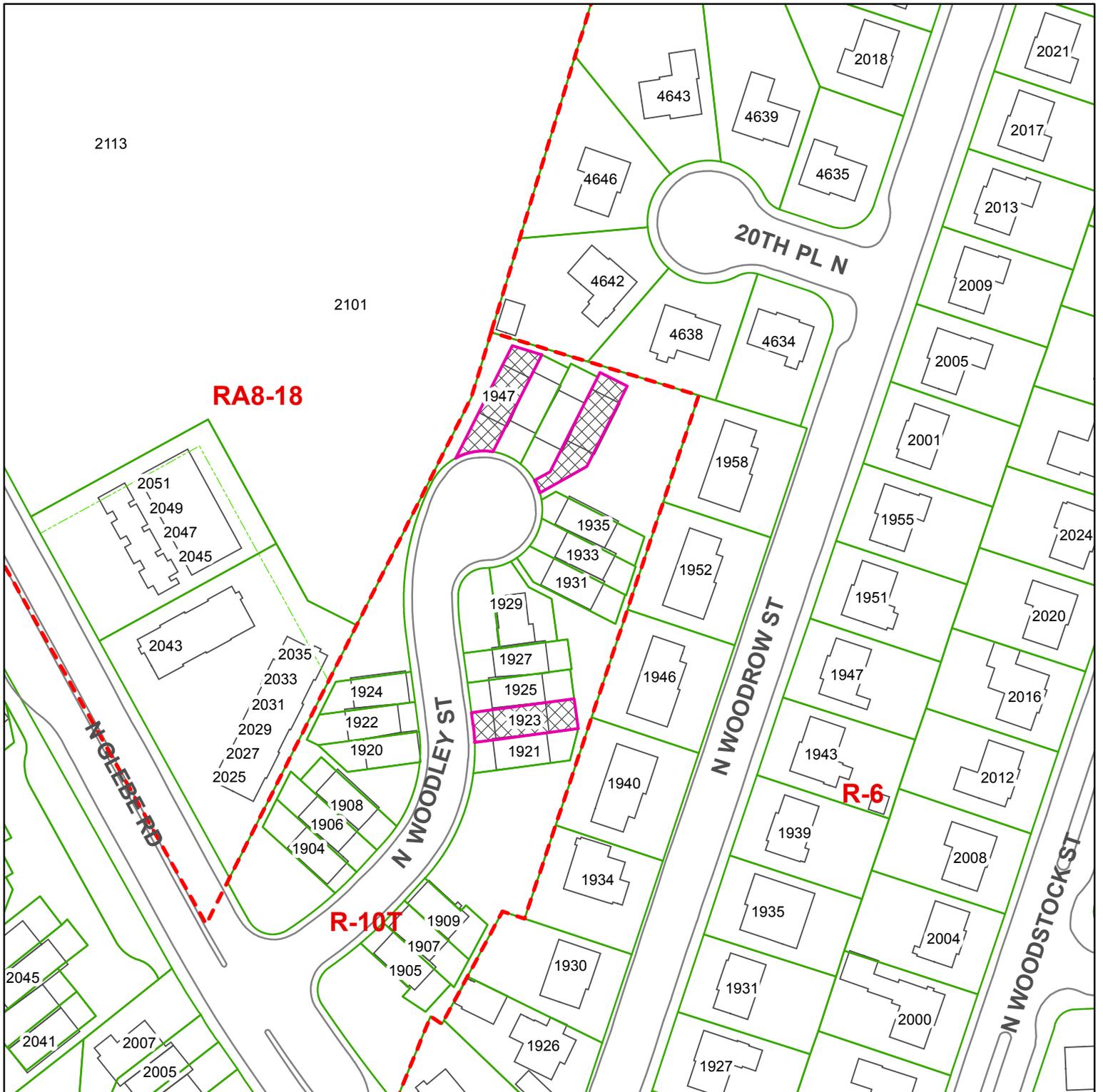


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SP# 91

1923, 1941, 1947 N. Woodley St.

RPC 07-008-037, -044, -047

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.



 Case Location(s)
Scale: 1:1,200