



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of December 8, 2012**

**DATE:** November 15, 2012

**SUBJECT:** SP-392-U-12-1 USE PERMIT ASSOCIATED WITH A SITE PLAN for placement of an off-site construction trailer located at 1229 and 1237 N. Irving Street (RPC# 15-075-011 and -012).

**Applicant:**

Neal C. Nichols and ZOM Mid-Atlantic, Inc.

**By:**

Donohoe Construction Company  
2101 Wisconsin Avenue NW  
Washington, DC 20007

**C.M. RECOMMENDATION:**

Approve the subject use permit associated with a site plan, subject to the conditions of the staff report.

**ISSUES:** This is a request for a use permit for an off-site construction trailer associated with the development of Site Plan #392 at 1200 N. Irving Street, and no issues have been identified.

**SUMMARY:** The applicant is requesting a use permit to allow an off-site construction trailer to be located on property at 1229 and 1237 N. Irving Street. A use permit is required for off-site contractors' storage and staging yards per [Arlington County Zoning Ordinance](#) (ACZO) Section 5.A.6.a (15). The construction trailer will serve as the contractor's office during the construction of Site Plan #392 which is located directly across North Irving Street from the subject parcel. The trailer is proposed to be located on the subject parcel until approximately January 2014. Staff recommends that the County Board approve the subject use permit, subject to the conditions of the staff report.

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

*[Signature]*

Staff: Elizabeth Kays, DCPHD

PLA-6323

3.

**BACKGROUND:** The site is currently used for parking for Red Top Cab located at 1200 N. Hudson Street. Site Plan #392 at 1200 N. Irving Street was approved by the County Board in December 2005 and is currently under construction.

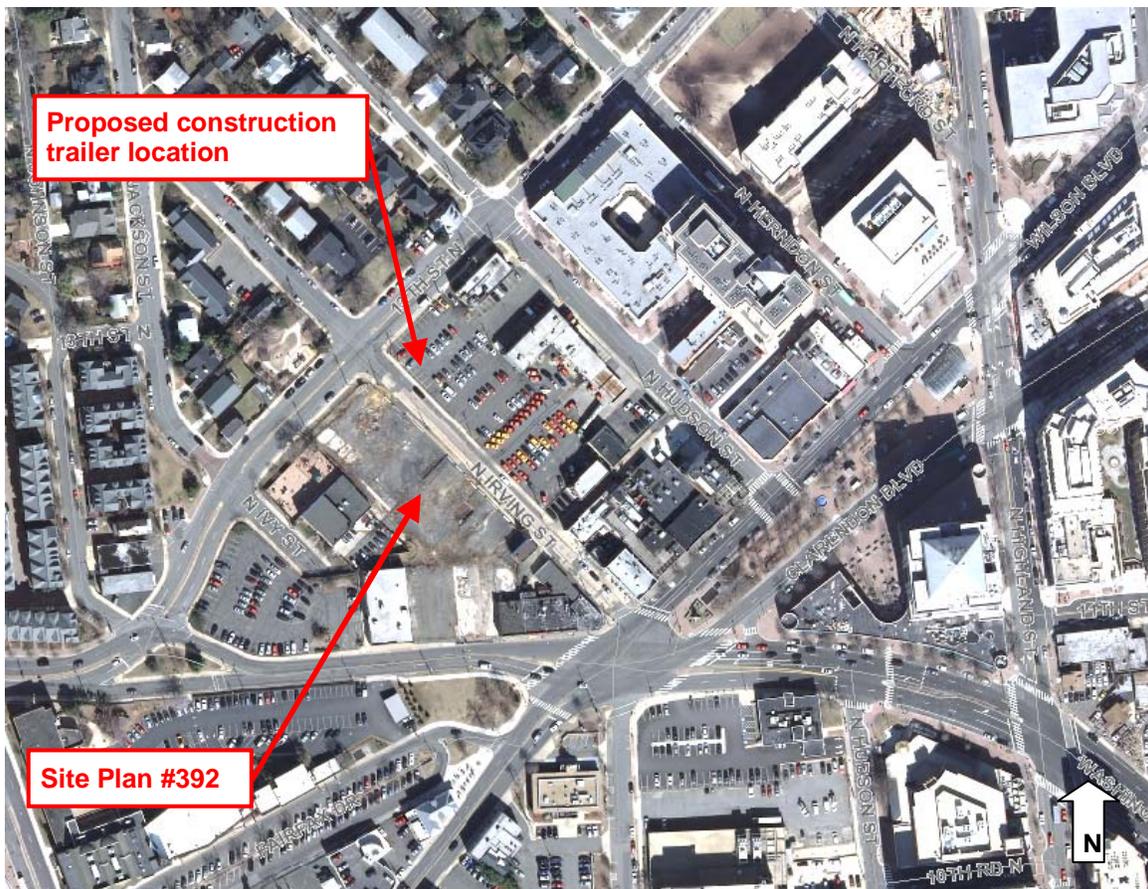
**The following provides additional information about the site and location:**

Site: The site is approximately 11,200 square feet and is located on the block bounded on the north by 13<sup>th</sup> Street North, on the east by North Irving St., on the south by Wilson Blvd., and on the west by North Hudson St.

Zoning: The site is zoned [“C-3” General Commercial Districts.](#)

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as “Medium Density Mixed-Use.”

Neighborhood: This site is located within the Lyon Village Civic Association. The civic association does not have concerns with the subject application.



Source: Arlington County Maps

**DISCUSSION:** The applicant is requesting a use permit to allow an off-site construction trailer to be located on property at 1229 and 1237 N. Irving Street. The site is currently used for parking for Red Top Cab, whose office is located at 1200 N. Hudson Street. A use permit is required for off-site contractors' storage and staging yards per [Arlington County Zoning Ordinance](#) (ACZO) Section 5.A.6.a (15). The construction trailer will serve as the contractor's office during the construction of Site Plan #392 which is located directly across North Irving Street from the parcel. The trailer is proposed to be located on the subject parcel until approximately January 2014.

For site plan projects, construction trailers are typically located on-site or within the adjoining public right-of-way. Site Plan #392 is currently under construction, and the boundaries of the parking garage foundation extend to the property lines. Therefore, an on-site construction trailer is not feasible. Rather than further restrict access to adjoining public sidewalks and streets, the applicant proposes to locate the construction trailer in the parking lot at the corner of North Irving Street and 13<sup>th</sup> Street North. Staff finds that this location will minimize traffic impacts that would otherwise be caused by locating the trailer in the public right-of-way. Once the parking garage portion of the Site Plan #392 development has been completed, the construction trailer will be relocated from the subject site to inside the garage. The applicant proposes that the parking lot location will be needed until approximately January 2014.

Staff finds that the proposed location is within reasonable proximity to the construction site and will minimize traffic impacts on adjacent streets. Further, the trailer location will meet the setback requirements in the Zoning Ordinance. The use permit is not in conflict with the character or the master plans of the area since it will be a temporary use. Therefore, staff recommends that the County Board approve the subject use permit associated with a site plan, subject to the conditions of the staff report.

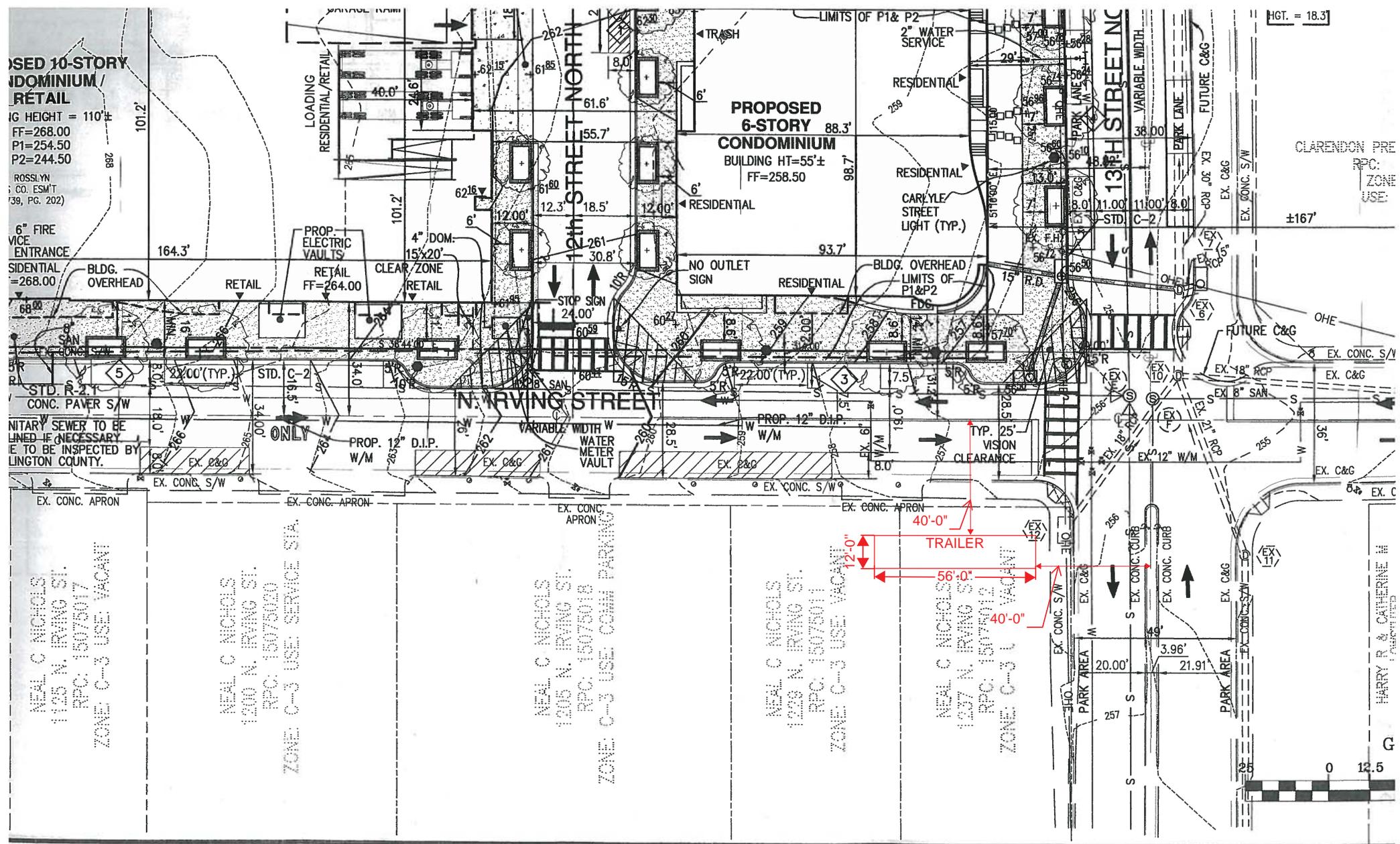
**CONCLUSION:** The proposed use permit associated with a site plan will allow a temporary construction trailer within reasonable distance of new construction. The proposed trailer will not create undue, adverse visual impact on the area and it will allow for adjacent sidewalk and street access to be maintained during construction. Therefore, staff recommends that the County Board approve the subject use permit associated with a site plan, subject to the conditions set forth below.

Conditions:

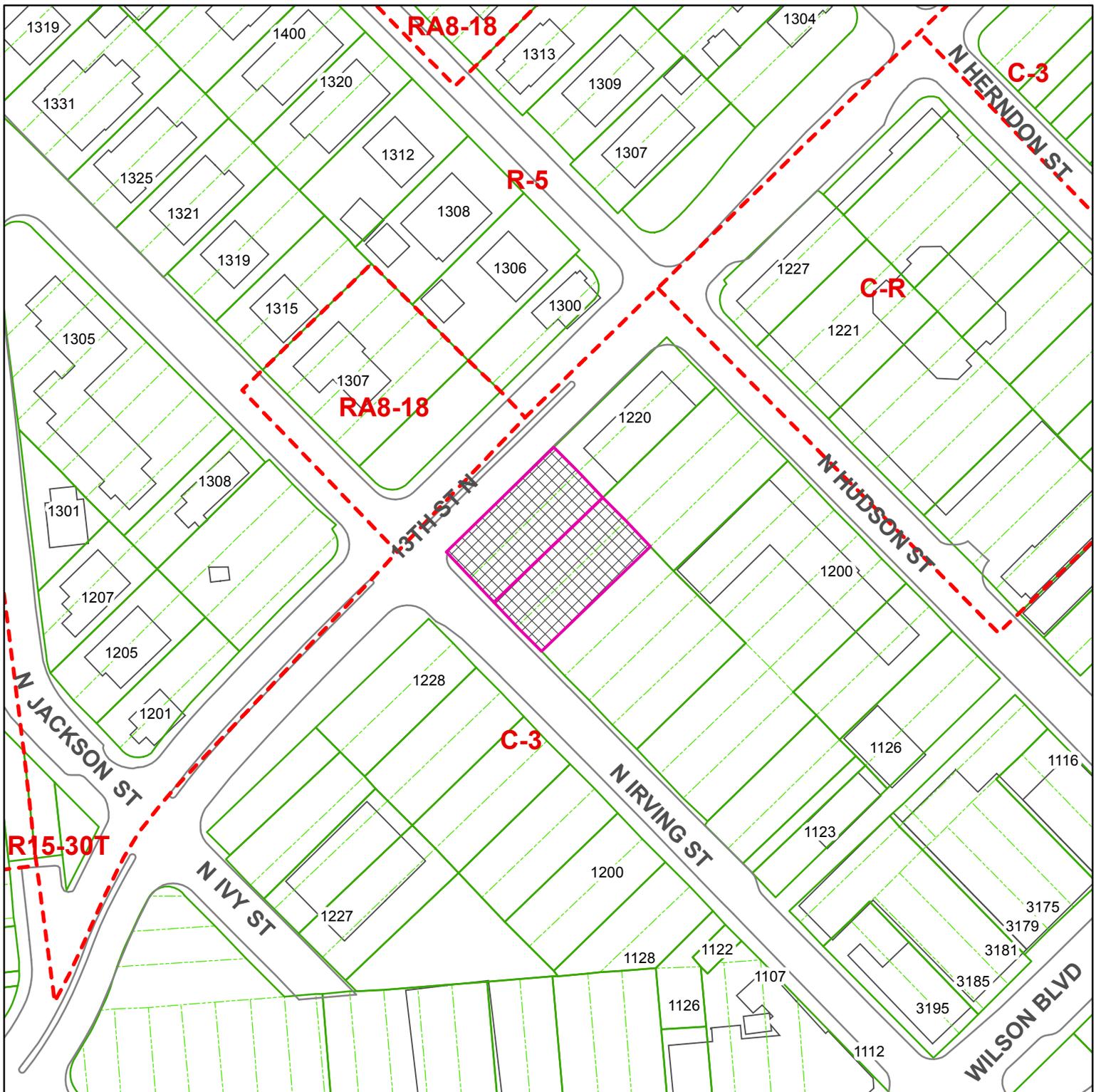
1. The applicant agrees that the construction trailer will be located as shown in the exhibit attached to the staff report and will meet all setback requirements in the Zoning Ordinance.
2. The applicant agrees to relocate the construction trailer within the parking garage of Site Plan #392 once construction of the parking garage portion of the site plan is complete.

3. The use permit shall be valid for a period of fifteen (15) months (December 8, 2012 to March 8, 2014). The applicant agrees that the construction trailer approved through this use permit shall be removed from the property located at 1229 and 1237 N. Irving Street on or before March 8, 2014. The applicant may request in writing to extend the timeframe for removing the construction trailer by a maximum of six (6) months. The request shall outline the reasons for an extension and shall be submitted to the Zoning Administrator for review of the outstanding issues one (1) month prior to March 8, 2014. The Zoning Administrator may approve such extension(s) if she finds that the developer of Site Plan #392 is diligently proceeding with construction, that the garage is not yet ready for occupancy, and that the applicant has provided reasonable assurance that the construction trailer will be removed by the new date.

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



Proposed Construction Trailer Location at 1229 and 1237 N. Irving Street.  
 11-8-2012



**SP-392-U-12-1**

**1229 and 1237 N Irving St.**

**RPC 15-075-011 and -012**

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

**Department of Community Planning, Housing and Development**



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

**Planning Division**