

**(REVISED OCT. 31, 2005)**

**AGENDA**  
**ARLINGTON COUNTY PLANNING COMMISSION**  
**#1 Courthouse Plaza, Suite 700**  
**2100 Clarendon Boulevard**  
**Arlington, Virginia 22201**  
**(703) 228-3525 FAX (703) 228-3543**  
**ROOM 307 - #1 COURTHOUSE PLAZA**  
**COUNTY BOARD – NOVEMBER 15, 2005**

**MONDAY, NOVEMBER 7, 2005, 7:00 P.M. &**  
**WEDNESDAY, NOVEMBER 9, 2005 &**  
**THURSDAY, NOVEMBER 10, 2005 (tentative)**

**THE FOLLOWING ITEMS WILL BE HEARD ON MONDAY, NOVEMBER 7, 2005.**

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**PUBLIC HEARING ITEMS BEGINNING AT 7:00 P.M.**

- 1. ACCEPTANCE OF THE CHERRYDALE NEIGHBORHOOD CONSERVATION PLAN.**
- 2. ZONING ORDINANCE AMENDMENT:**
  1. Section 1. Definitions and Section 32. Bulk, Coverage and Placement Requirements of the Zoning Ordinance to add definitions of lot coverage and main building footprint coverage and to reduce maximum lot coverage for one-family dwelling lots in "R-5," "R-6," "R-8," "R-10," and "R-20" Districts. Maximum coverage for these districts is presently fifty-six (56) percent. The proposed amendment would reduce maximum coverage on a sliding scale ranging from fifty-six (56) percent for lots smaller than 5,000 square feet to thirty-five (35) percent for lots that are equal to or larger than 20,000 square feet. A new main building footprint coverage maximum would be added ranging from a coverage percentage that is determined by the buildable area for lots smaller than 5,000 square feet to twenty (20) percent for lots that are equal to or larger than 20,000 square feet. The proposal would also grandfather lots not in compliance with the new coverage provisions.
  2. Section 35. Nonconforming Buildings and Uses to add a new Subsection 35.A.1. Qualification of Nonconforming Uses to permit reconstruction of existing, nonconforming one-family dwellings and associated accessory buildings to the original footprint and stories as long as the reconstruction is in compliance with the applicable provisions of the Zoning Ordinance, if those buildings are damaged by calamity not intentionally caused by the owner. A new provision that would also be added that allows one-family dwellings that are not in compliance with zoning regulations to be enlarged as long as the enlargement complies with all zoning requirements. The current provision that limits the expansion of one-family dwellings on undersized lots to fifty (50) percent of the existing floor area would be eliminated.
- 3.A. ON THE COUNTY BOARD'S OWN MOTION Z-2515-04-2 REZONING (CARRY-OVER):**

The Christopher Companies, from "C-2" Service Commercial – Community Business Districts and "RA8-18" Apartment Dwelling Districts to "C-2" Service Commercial – Community

Business Districts and “C-O-1.0” Commercial Office Building, Hotel & Apartment Districts; **3565 Lee Hwy (RPC #05-056-002)**

- 3.B. ON THE COUNTY BOARD’S OWN MOTION SP # 395 SITE PLAN (CARRY-OVER):** The Christopher Companies, approx. 52 dwelling units, approx. 8,545 sq ft commercial/retail, modifications of use regulations for density; **3565 Lee Hwy (RPC #05-056-002)**
  - 4. U-3110-04-1 USE PERMIT (CARRY-OVER):** Alisina Nezam, Unified Commercial Mixed Use Development (two live/work units); **2219 S. Shirlington Rd. (RPC #31-025-049)**
  - 5. U-3130-05-1 USE PERMIT:** AHC, Inc., Unified Commercial Mixed Use Development, approx. 100 dwelling units, approx. 1,650 sq ft retail; premises known as 2300, 2310, 2312 Shirlington Rd. **(RPC #31-022-003, -004, -005, -006, -099) Fairview Manor**
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**THE FOLLOWING ITEMS WILL BE HEARD ON WEDNESDAY, NOVEMBER 9 BEGINNING AT 7:00 P.M.**

- 6. ACCEPTANCE OF TARA-LEEWAY HEIGHTS NEIGHBORHOOD CONSERVATION PLAN.**
- 7.A. SP #331 SITE PLAN AMENDMENT:** Arlington Office LLC, incorporate 4420 N. Fairfax Dr. into site plan, construct approx. 237 dwelling units, approx. 9,200 sq ft retail, associated parking, outdoor seating, modifications of use regulations for landscaped open space requirement, density, height, exclusion of retail and residential storage, and hotel parking; 801, 851, 901, 950 N. Glebe Rd., 4420 N. Fairfax Dr. **(RPC #14-051-019, -356, -358, -360-772, 14-053-057). Arlington Gateway – The Fairmont**
- 7.B. Enactment of an ORDINANCE TO VACATE** Parcel “1” of North Vermont Street between North Glebe Road and North Fairfax Drive, Adjacent to Parcel “C” (RPC# 14051358), Arlington Gateway at Ballston II; Vacate Parcel “2” of North Vermont Street between North Glebe Road and North Fairfax Drive, Adjacent to Parcel “C” (RPC# 14051019), Property of Dominion Investments, Inc.; Vacate the Remaining Portion of an Existing 11.5’ Easement for Public Street and Utilities Purposes on Parcel “C” (RPC# 14051019), Property of Dominion Investments, Inc., Along the East Side of North Vermont Street; and, Vacate an Easement for Street Purposes on Parcel “C” (RPC# 14051019), Property of Dominion Investments, Inc., Along the South Side of North Fairfax Drive, with Conditions.
- 8.A. Z-2517-05-1 REZONING:** Potomac Custom Builders, LC, from “RA8-18” Apartment Dwelling Districts, “R-5” One-Family, Restricted Two-Family Dwelling Districts to “R15-30T” Residential Town House Dwelling Districts; premises known as 1908, 1912, 1916, 1918, 1924, 1926, 2000 Vance St., 1919, 1921, 1925, 1929, 1931 N. Wayne St. **(RPC #15-004-012, -013, -014, -015, -016, -017, -019, -020, -021, -022, -023) City View**
- 8.B. SP #393 SITE PLAN:** Potomac Custom Builders, LC, approx. 20 townhouse units, one single family dwelling; premises known as 1908, 1912, 1916, 1918, 1924, 1926, 2000 Vance St., 1919, 1921, 1925, 1929, 1931 N. Wayne St. **(RPC #15-004-012, -013, -014, -015, -016, -017, -019, -020, -021, -022, -023) City View**

9. **ZONING ORDINANCE AMENDMENT TO SECTION 20.** "CP-FBC" Columbia Pike Form Based Code Districts (Appendix A.), to amend, reenact, and recodify zoning provisions including definitions and general provisions regarding interpretation and dormers.

**OTHER BUSINESS:**

10. **STAFF REPORT ON CURRENT MATTERS.**
11. **COMMITTEE REPORTS.**
12. **APPROVAL OF OCTOBER 5, 2005 MEETING MINUTES.**

<p><b>NANCY HUNT WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY BOARD MEETING OF NOVEMBER 15, 2005.</b></p>
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