



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division, Zoning Administration

#1 Courthouse Plaza, 2100 Clarendon Boulevard, Suite 1000, Arlington, VA 22201
TEL 703.228.3883 FAX 703.228.3896 www.arlingtonva.us

AUGUST 8, 2012

MATT & ANTOINETTE KEENE
405 S GARFIELD ST
ARLINGTON, VA 22204

Re: V-10706-12-UP-1
2205 20TH ST N

Dear MATT & ANTOINETTE KEENE:

The following is an excerpt from the April 10, 2012 minutes of the Board of Zoning Appeals regarding your case:

V-10706-12-UP-1: Use Permit request by Matt and Antoinette Quagliata Keene, Owners, to permit a setback of 1.4 ft to the basement steps and 5.6 ft to the wall of a new home from the North Vance Street right-of-way instead of 25 ft as required and 4.2 ft from the rear property line instead of 25 ft as required, and to permit a structure that exceeds 2 ½ stories or 25 feet in height to be located less than 25 feet from the North Vance Street right-of-way line and less than 25 feet from the 20th Street North right-of-way line; re new three-story detached single family home; "R-5" Zoning District; premises known as 2205 20TH ST. N. (North Highlands)

After a duly advertised hearing at which public testimony was given by Matt Keene, Owner, Paul Melnick, Designer, Stephen Briggs, Contractor, and Kevin Sweeney, Annette Clayberg, Tony Edson, Ronnie Downing, Sandy Downing, J. Paul Lewis, Joe Taylor, Michael Tyler, Eric Krody, William Barnes Lawson, Sonya Verde, and Ben Thompson, neighbors in support of the proposal, and there being no other speakers for this case, Ms. Espenosa made a motion to adopt a resolution to approve the Use Permit as amended. The motion was seconded by Mr. Smith and passed by a vote of 3-2 with Ms. Mitchell and Ms. Craven voting in opposition.

Note: Ms. Espenosa suggested moving the proposed basement areaway to the left side yard instead of on the front of the home. The applicant would then work with Zoning Staff to propose a side areaway that could meet the side yard setbacks.

Pursuant to the Code of Virginia (15.2-2314), all actions of the Board may be appealed by any aggrieved person to the Arlington County Circuit Court for review. Such appeal must be made within 30 days after the final decision of the Board by petition specifying the grounds on which aggrieved.

Section 36, Subsection E-4 of the Zoning Ordinance states "If any variance or use permit granted by the Board of Zoning Appeals is not acted upon and put into effect within one (1) year after the dates of such grant, then the variance shall be null and void and of no force and effect." If a variance request was granted and you are applying for a building, sign or fence permit, please attach a copy of this letter to your application.



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If you have any questions concerning the foregoing please call me at 703-228-3883.

Sincerely,

Andrew Noxon
BZA Secretary

A handwritten signature in black ink, appearing to read "Andrew Noxon".

Cc: file

RESOLUTION (APPROVAL WITH THE AREAWAY RELOCATED TO THE LEFT SIDE YARD SUBJECT TO ZONING APPROVAL OF SIDE YARD SETBACK)

WHEREAS, the Board of Zoning Appeals ("BZA") has held a duly advertised public hearing on August 8, 2012 on case number V-10706-12-UP-1 for a Special Exception Use Permit to permit a setback of ~~1.4 feet to the steps~~ and 5.6 feet to the wall of a new home from the North Vance Street right-of-way instead of 25 feet as required by Section 32, Subsection D.1.e. of the Arlington County Zoning Ordinance and 4.2 feet from the rear property line instead of 25 feet as required by Section 32, Subsection D.2.b. of the Arlington County Zoning Ordinance, and less than 25 feet from the North Vance Street and 20th Street North rights-of-way as required by Section 32, Subsection D.1.e.1.c. of the Arlington County Zoning Ordinance for the construction of a new three-story detached single family home on the premises known as 2205 20th Street North; and,

WHEREAS, the BZA finds that the proposal will not affect adversely the health or safety of persons residing in the neighborhood; and,

WHEREAS, the BZA finds that the proposal will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and,

WHEREAS, the BZA finds that the proposal will not be in conflict with the purposes of the master plans and land use and zoning policies of the County; and,

WHEREAS, the BZA has determined that the modification is compatible with the development in the surrounding neighborhood and that the structure's overall footprint size and placement are similar to the structures on the properties surrounding the subject property and the proposal would help preserve natural land form, historical features and/or significant trees.

NOW, THEREFORE, BE IT RESOLVED that the BZA hereby approves Special Exception Use Permit case number V-10706-12-UP-1, subject to the following:

1. The applicant agrees that the structure/addition shall be constructed in accordance with the footprint shown on the survey and the architectural drawings attached to the staff report dated August 3, 2012 and that no enlargement of the structure/addition may be made in any dimension shown on the plat or architectural drawings.
2. The applicant shall obtain and provide to the Zoning Administrator one or more plats, which may include a wall check plat when the foundation is constructed and a final plat at the completion of the project, unless determined by the Zoning Administrator that such plats shall not be required.
3. The applicant agrees that in no way shall any portion of the proposed home be enlarged or built over.
4. The applicants shall obtain a Bar Sink Letter for the wet bar in the basement and that the basement shall not be used as a second dwelling unit.
5. The applicants agree to place the areaway in the left side yard subject to approval by the Zoning Division.

(Condition added during 8/8/12 hearing.)

6. The applicant shall obtain a building permit to construct the new one-family dwelling permitted herein by August 8, 2013 or the Use Permit shall be null and void.