



ARLINGTON COUNTY, VIRGINIA

<p>Board of Zoning Appeals Agenda Item V-10706-12-UP-1 Revised Meeting of August 8, 2012</p>

DATE: Revised August 6, 2012

APPLICANT: Matt and Antoinette Quagliata Keene
LOCATION: 2205 20th Street North
ZONING: "R-5," One-family Dwelling District
LOT AREA: 2,395 Square Feet
GLUP DESIGNATION: "Low-Medium" 16-36 units per acre

SUBJECT: Use Permit request to permit a setback of 1.4 feet to the basement 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 and 4.2 feet from the rear property line instead of 25 feet 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.

RECOMMENDATION: Adopt the attached Resolution denying the subject Use Permit.

ORDINANCE REQUIREMENTS: For all one- and two-family dwellings and their accessory structures: No structure shall be located less than 25 feet from any street right-of-way. (Section 32, Subsection D.1.e.)

Side and Rear Yards: For all single-family dwellings and their accessory structures: Ten (10) feet, provided that one (1) side yard may be reduced to eight (8) feet. The aggregate width of both side yards on any lot shall not be less than thirty (30) percent of the required width of the lot, provided that on interior lots no structure shall be located closer than twenty-five (25) feet from a rear lot line. (Section 32, Subsection D.2.b.)

No structure located within twenty-five (25) feet of a street right-of-way line shall exceed two and one-half (2 1/2) stories. (Section 32, Subsection D.1.e.1.c.)

No building or structure, or addition thereto, other than walls or fences, shall extend into a required setback area; except that chimneys may extend therein eighteen (18) inches, and the following unenclosed uses may extend therein no more than four (4) feet but not nearer than five (5) feet to any property line: Balconies, eaves, trim and fascia boards and similar architectural features; platforms and terraces. (Section 32, Subsection D.3.a.)

Definitions (Section 1): *Street.* A public thoroughfare, thirty (30) feet or more wide, including any public interest in land (e.g., fee or easement) for street purposes. The side lines of such road, easement, or other right-of-way shall be the street right-of-way line. This shall be the case even

<p>Staff: Andrew Noxon, Board of Zoning Appeals Coordinator, Zoning Administration V-10706-12-UP-1</p>

where fee title to land adjacent to a street extends into the road, street easement, or other street right-of-way.

Alley. A public thoroughfare less than thirty (30) feet wide.

Lot, corner. A lot, or portion thereof, not greater than one hundred (100) feet in width and situated at the intersection of two (2) or more streets, having an angle of intersection of not more than one hundred thirty-five (135) degrees.

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

EXISTING CONDITIONS: The subject property is an approximately 70-foot wide lot containing 2,395 square feet of land area. The lot is zoned “R-5”, One-family dwelling districts and is non-conforming in lot area. This zoning district permits one-family dwellings on lots that are a minimum of 50 feet wide and contain at least 5,000 square feet of land area. The General Land Use Plan (GLUP) designation is “Low-Medium”, 16-36 units per acre. An existing home built in 1925 is currently standing on the lot and is located 7.1 feet from the North Vance Street right-of-way (North Vance Street is a street by definition of the Zoning Ordinance because it is more than 30 feet wide), 10 feet from the 20th Street North right-of-way which is 20 feet wide (considered an alley and not a street, thus it is a side yard), 19.8 feet from the left side property line, and approximately 6 feet from the rear lot line. A one-story bump out extends beyond the rear wall of the structure and is located 4.2 from the rear property line. The existing lot was created by a subdivision of one larger lot in 1926, and the County purchased a portion of the lot in 1926 to construct 20th Street North. Although originally created as a corner lot, the lot only has frontage on one street, classifying it as an interior lot under the current Zoning Ordinance.

PREVIOUS BZA ACTIONS: None.

PROPOSED CHANGES: The applicants are proposing to demolish the existing home on this lot and construct a new three-story detached single-family home with a basement and an exterior stairway leading to the basement. The home will not be three stories across the entirety of the footprint as the front porch will have a second story above it and the rear porch will not be built over. This new home will be 50.3 feet wide at its greatest width and 22.1 feet deep at its greatest depth with a total coverage on the lot of 1078 square feet and a total height of 35 feet from grade (28 feet to the top of the roof, 31.5 feet to the top of the glass railing, and 35 feet to the top of the stairway enclosure). The new home will have a flat roof.

The new home is proposed to have the following setbacks: 1.4 feet to the basement steps and 5.6 feet to the front of the home from the North Vance Street right-of-way, 10.1 feet from the 20th Street North right-of-way with an overhang extending beyond the wall to be located 8.7 feet from 20th Street North (right side property line), 10.1 feet from the left side property line, and 4.2 feet from the rear property line, which is the same as the existing home. The two side yards will be compliant with setbacks. The home will exceed 2 ½ stories or 25 feet in height closer than 25 feet as required from the North Vance Street and 20th Street North rights-of-way. A landscape plan has been included in the package with multiple walls, water features, and cisterns. This plan will be reviewed administratively as these structures were not shown on the proposed plat.

Additional information is needed for the review of the landscape plan regarding heights of walls and proposed setbacks of features. It may need to be modestly revised to meet requirements.

STAFF ANALYSIS:

- (1) *Would the proposal promote compatibility of development with the surrounding neighborhood because the overall footprint size and placement are similar to the structures on the properties surrounding the subject property and would the proposal help preserve natural land form, historical features and/or significant trees and foliage?*

The proposal would promote compatibility of development with some of the surrounding properties as the overall footprint size is similar to many of the single family homes. The footprints of nearby single-family homes range from 843.5 square feet to 2,041 square feet. However, the placement and height of the new home is not similar to the single-family homes surrounding the subject property (see chart below showing footprint size, street setbacks, and height of the surrounding homes). As stated in the chart below, the closest wall of a main building to a right-of-way is 14 feet for the 1 ½-story home located at 2201 20th Street North. Open and unenclosed porches on many of the surrounding properties are located as close as 7.5 feet to a right-of-way. Other homes also have reduced side yards as close as 1 foot to a side property line (1911 North Wayne Street has a 3-foot side yard, 1931 North Wayne Street has a 1-foot side yard, and 2000 North Vance Street encroaches into a 14-foot wide alley on one side and has a 3-foot setback on the other side). It is also noted that most of the surrounding homes were constructed in the 1920s, before a Zoning Ordinance regulating height, placement, and lot size existed. The proposed footprint of the new home will measure 1043 square feet and will be larger than the current home. The existing home on the lot is considered a 1 ½- story bungalow by definition of the Zoning Ordinance. The proposed home will be a three-story structure with 35 feet in height at the highest point and located as close as 5.6 feet from the North Vance Street right-of-way and 4.2 feet from the rear property line (17 feet from the neighboring one-story home located at 2203 20th Street North). The existing home has a one-story cantilevered bump out that is 4.2 feet from the rear lot line, so it will encroach in the rear no closer than it does already.

Single-Family Homes	Footprint	Lot Size	Stories	Setback from street
2201 20th St. N.	1144.2 sq. ft.	4356 sq. ft.	1.5	7.5 ft to porch, 14 ft to wall of home
2203 20th St. N.	843.5 sq. ft.	3300 sq. ft.	1	9 ft to porch, 16 ft to wall of home
1917 N. Vance St.	1060 sq. ft.	5194 sq. ft.	1.5	22 ft to wall of home
1925 N. Vance St.	937 sq. ft.	3736 sq. ft.	1	21.6 ft to wall of home
2000 N. Vance St.	986.3 sq. ft.	2946 sq. ft.	1.5	22 ft to porch, 29.5 ft to wall of home
1922 N. Veitch St.	1442.5 sq. ft.	6161 sq. ft.	2	23 ft to porch, 30 ft to wall of home
1931 N. Wayne St.	1080.8 sq. ft.	4470 sq. ft.	1.5	12.5' to porch, 20.5 ft to wall of home
1929 N. Wayne St.	1444.5 sq. ft.	5607 sq. ft.	2	14 ft to porch, 21 ft to wall of home
1925 N. Wayne St.	877 sq. ft.	5607 sq. ft.	1.5	10 ft to porch, 17.5 ft to wall
1921 N. Wayne St.	1240 sq. ft.	5607 sq. ft.	1.5	10 ft to porch, 18 ft to wall of home
1919 N. Wayne St.	1460 sq. ft.	5536 sq. ft.	2	14 ft to porch, 20 ft to wall of home

1915 N. Wayne St.	2041 sq. ft.	5607 sq. ft.	2	15 ft to porch, 22 ft to wall of home
1911 N. Wayne St.	795.4 sq. ft.	5607 sq. ft.	2	20.5 ft to wall of home

Although the new home will not be similar in design to the existing single-family homes, it may be more compatible with some of the newer developments in the vicinity. The surrounding area is in transition with more recently constructed townhome developments located along North Vance Street (diagonally across from the proposed home), and a large apartment building located at 2001 North Adams Street. Furthermore, a proposal is on track to be heard by the County Board in October of 2012 for a site plan development at the corner of North Veitch Street and Lee Highway, which will contain up to 188 residential units, 15,000 square feet of retail, and a grocery store.

Townhomes and Apartments	Stories	Setback from street	Approval
2001 N. Adams St. apartment building	10	60, 85.50 ft	By-right
1900-1942 N. Vance St. townhomes	3 at 37.33 ft	6.47 ft	Site Plan 393/County Board
1900-1910 N. Veitch St. Townhomes	2	18 ft 1, 38 ft	Variance

The applicants have not decided to plant any new trees on the lot but have stated that they would address replacement of any trees in the North Vance Street right-of-way during construction as required by the Department of Environmental Services. The Chesapeake Bay Preservation Ordinance (Chapter 61 of the Arlington County Code) requires that any project that disturbs 2,500 square feet of land area will be required to meet the 10 percent tree canopy requirement for residential sites zoned for 20 or more units per acre. The applicants will be disturbing less than 2,500 square feet, thus they are not required to meet the tree canopy requirements.

The Board of Zoning Appeals has recently approved two homes on small lots such as the subject property. These homes have been two-story structures and have not been approved as close as the proposed home will be to the street and rear lot line (see chart below). These Use Permits were also in different neighborhoods with different characteristics. However, this lot does have a great hardship in that as an interior lot with less than 35 feet in depth causing the front and rear setbacks to overlap providing for no buildable area. The only by-right option is to build a new addition on top of the existing walls.

Address	Setbacks	Stories	Footprint Size	Lot Size
1941 N. Culpeper St.	4.4' side, 13' front	2	908 sq. ft.	3,600
1726 N. Culpeper St.	9.4' rear	2	930 sq. ft.	3,150
2205 20th St. N. (proposed)	5.6' front, 4.2' rear	3	1053.4 Sq. Ft.	2,395

- (2) *Would the proposal adversely affect the health or safety of persons residing in the neighborhood?*

The proposal would not adversely affect the health or safety of persons residing in the neighborhood.

- (3) *Would the proposal be detrimental to the public welfare or injurious to property or improvements in the neighborhood?*

Although the proposal would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, it may set a negative precedent for constructing large homes on substandard lots in the County that is contrary to requirements of the Zoning Ordinance. This is a new home on a very small lot in which there are other construction options. In the applicants' initial meeting with the Acting Zoning Administrator and a Deputy Zoning Administrator in March of 2012, it was discussed that construction take place above the existing footprint by-right and that Staff may be supportive of a Use Permit for minimal encroachments.

- (4) *Would the proposal be in conflict with the purposes of the master plans and land use and zoning related policies of the County?*

The subject property is zoned "R-5" for single family residences. The GLUP designation is "Low-Medium" 16-36 units per acre. The proposed improvements for the subject property include a one-family dwelling which is permitted by the Zoning Ordinance and is in accordance with the GLUP. The proposal is however in conflict with the purposes of land use and zoning related policies of the County because of the fact that the proposal significantly reduces the distance of a three-story structure from two rights-of-way and the rear property line.

COMMENTS FROM NEIGHBORS: The applicant has submitted letters from nine (9) neighbors in support of the proposal.

CONCLUSION: Even though the proposed home may be compatible with the higher density development on the surrounding properties, it may set a negative precedent that is not in keeping with the integrity of the Zoning Ordinance for the construction of new homes on substandard lots in the County; for this reason, Staff recommends that the subject Use Permit be denied.

MOTION: I move that the Board of Zoning Appeals adopt the attached Resolution denying Use Permit V-10706-12-UP-1.

An alternative Resolution has been provided should the BZA wish to grant the Use Permit as advertised.

RESOLUTION (DENIAL)

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 but will be in conflict with land use and zoning policies of the County; and,

WHEREAS, the BZA has determined that the modification is not compatible with the single-family development in the surrounding neighborhood and that the structure's placement is not similar to the structures on the properties surrounding the subject property and the proposal would not help preserve natural land form, historical features and/or significant trees.

NOW, THEREFORE, BE IT RESOLVED that the BZA hereby denies Special Exception Use Permit case number V-10706-12-UP-1.

RESOLUTION (APPROVAL)

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,

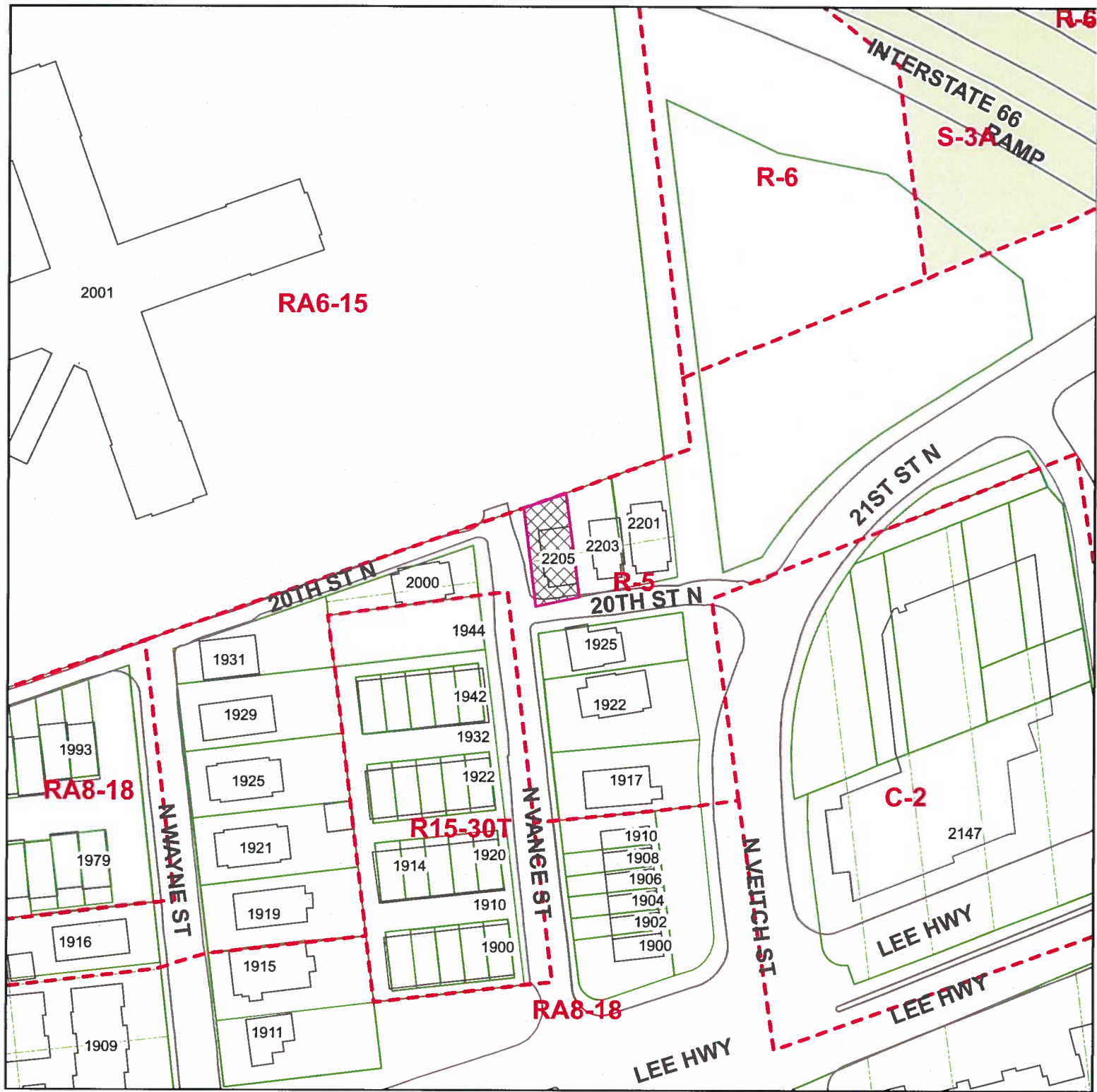
WHEREAS, the BZA finds that the proposal will not be in conflict with the purposes of the master plans and land use and zoning policies of the County; and,

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 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.



V-10706-12-UP-1

2205 20TH ST. N. (North Highlands)



 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.

Department of Community Planning, Housing and Development

Planning Division



BOARD OF ZONING APPEALS
APPLICATION FOR USE PERMITS AND VARIANCES

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 226-3883 • Fax (703) 226-3896

Case No. 11-10706-12-UP-1

MATT KEENE

Permit #: ZADM12408

Revision

CPHD Case #:

07/28/2012



DATE: April 30, 2012

I we Matt Keene and Antonetta (Guagliata) Keene Owner
Occupant
Contract Owner

of Lot(s) part 43+44 Block _____ Sec. _____ Subdivision City View

premises known as 2205 20th St N Civic Association North Highlands

hereby apply for a Use Permit X Variance _____ to Section _____ Subsection _____ of the Zoning Ordinance as contained in

the appendix of the Arlington County Code to permit a front yard setback of 5.6 feet from

N. Vance St instead of 25 feet from the right of way line; 4.2 feet

instead of 25 feet as the rear yard set back; and a height of

35 feet instead of a 2.5 story limit within 25 feet of a

street right of way.

Lot Coverage: Existing 16% Proposed 23%

Main Building Footprint: Existing 16% Proposed 21%

Make checks payable to: Treasurer of Arlington County

Print Name Matt Keene

Signature [Signature]

Address 405 S Garfield St Arlington VA

Zip 22204 Daytime Telephone 252-622-9390

Agent Contact Information:

Name: _____ Title _____

Address _____

Zip _____ Telephone _____

ZONE R-5

PROPOSAL FILED Revised 7/28/12

FEE DEPOSITED \$526.90

C.R.L.F. NO. ZADM12408 FEE \$526.90

RECEIVED BY J. Connell

Previous Cases _____

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)

rev. 03/10

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 228-3883 • Fax (703) 228-3896

Disclosure Statement

TYPE OR PRINT IN INK

Case No. _____

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels **only** if the properties have not been subdivided.

Address(es) 2205 20th St N

Lot(s) part 43 + 44 Block _____

Section _____ Subdivision City View

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES

NO

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
<u>2205 20th St N</u>	<u>Matt Keene</u>	<u>405 S. Garfield St Arlington VA 22204</u>	<u>Contract owner</u>
<u>"</u>	<u>Antoinette Draglata</u>	<u>405 S. Garfield St Arlington, VA 22204</u>	<u>Contract owner</u>
<u>"</u>	<u>James Mead</u>	<u>1706 N Adams St Arlington, VA 22201</u>	<u>Property owner</u>

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

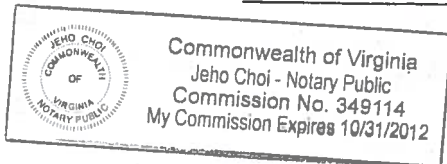
Applicant's signature [Signature]

Applicant's printed name MATT KEENE

Applicant's address 405 South Garfield Street Arlington VA 222

STATE OF VIRGINIA, COUNTY OF ARLINGTON TO WIT: MATTHEW KEENE

Subscribed and sworn before me this 1 day of MAY, 2012

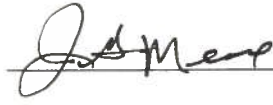


Notary [Signature]

My commission expires OCT. 31, 2012

STATEMENT OF CONSENT

I, James Mead, owner of 2205 20th Street, North, Arlington, Virginia, consent to Matt and Antoinette (Quagliata) Keene's application for a use permit at 2205 20th Street, North, along with all amendments and extensions.

A handwritten signature in dark ink, appearing to read "James Mead", written over a horizontal line.

Date 30 IV 2012

James Mead

2205 20TH STREET NORTH – USE PERMIT
Matt, Antoinette and Chiara Keene

I. Project Summary

We have been renting this home from Jim and Becky Mead for the last 6 years and over time have grown to love the neighborhood. We have made many good friends amongst our neighbors and appreciate the genuine sense of community that they work hard to create. They have welcomed us into their supportive community and we are grateful. Two years ago we decided that we wanted to become permanent members of the neighborhood so that we could start a family here. The Meads, also members of the community, were supportive of our interests to purchase and renovate the property. We have had the house under contract since October 2011. In the past months we have worked hard to sort out our plans including the financing, architectural designs and plans, builder selection, etc.

The house, built in 1925, is nonconforming according to current zoning requirements for a residential property in an R-5 zone (see attached plat map and Map 1 below). From the outset a major renovation was our intent as the property has not been kept up over the years and it is in a dangerous state of disrepair. As the house is nonconforming our intent was to work within the existing footprint, build by right, and maintain the existing setbacks of the house. We have had some difficulties in determining these parameters for the property. We have been working with the County through meetings in person and by phone and email discussions to try to clarify issues (see timeline below). It has often been the case that, due to some unique and nonconforming characteristics of the property, the answer to one question would lead to a set of new questions that would sometimes result in conflicting information from various County offices and occasionally between staff in the same office. In essence, after many months of discussions and revising plans to adhere to our intent to build by right, it's become difficult to clarify the rules we need to follow in our designs in order to be granted building approvals. We are concerned about the length of future potential discussions to clarify issues with the property that will prevent our family from settling back into the neighborhood, or potentially, losing the home and causing more serious distress.

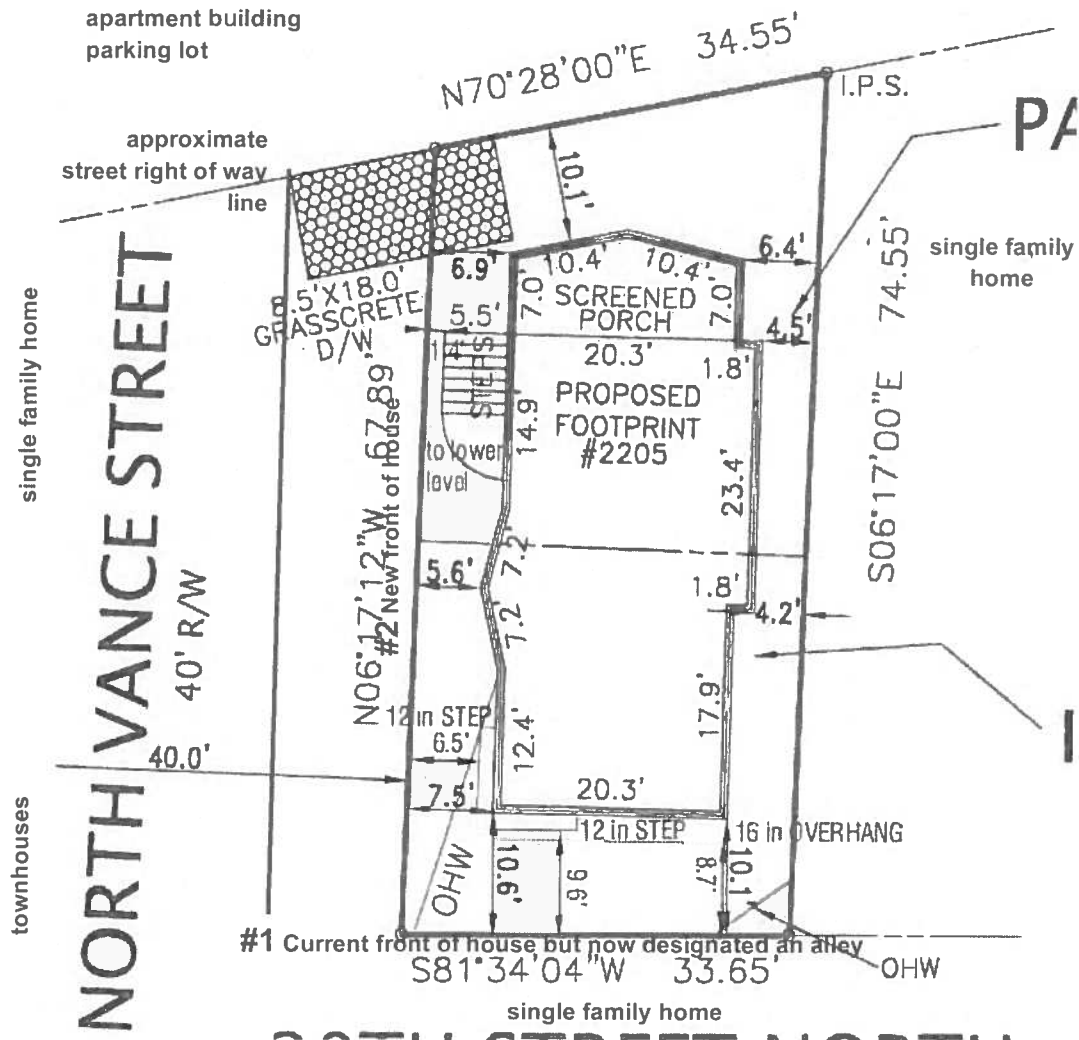
We have decided to transition from our initial intent to build by right to, instead, submitting plans to the Board of Zoning Appeals for a use permit. We made this decision when, in early March 2012, the County informed us, the front of the house was in fact the side and the side was the front. Our front door is on 20th Street and there is a sign in our front yard that says "20th Street", but it appears that it is not a street and instead considered an alley. This new piece of information changed the setbacks, as the property is now considered an interior lot resulting in the rear and front setbacks overlapping. This ultimately affects the developable space and may result in a home that, if built by right, does not achieve a suitable home for our family. We were dismayed to find that much of our work and planning could be for naught if we continued to try to build the home by right.

As both of us are environmental professionals, we understand that it is important to our family, the neighborhood and Arlington County that we build a home that is built in the spirit of sustainability - both energy and space efficient, building with sustainable materials and contributing safety and aesthetic features to the neighborhood. We have met with and continue discussions with Helen Reinecke-Wilt, Manager of Arlington's Green Home Choice Program, to make certain that we design a home that meets the requirements of the Program. The attached plans show the proposed use of the lot (see also Map 2 below) and the floor plans for the proposed three story house. The elevation sketches illustrate our desire to build a clean, open and welcoming home that allows us to maximize our interactions with our community and the outdoors.



Map 1 - Plat Map Snapshot

Map 2 - Proposed Buildable Area



II. Timeline Topics of Interactions with the County

- January through March 2010: initial contact made with zoning via emails to discuss the proposed renovation and determine the limitations set by the nonconforming status of the property.
- August 2011: follow-up email, after a delay in the house purchase plans. It was suggested that contact be made via phone and to see a planner in person.
- September - October 2011: Telephone conversations held with a county planner to discuss what level of work would be allowed in order to be grandfathered in to the setbacks of the existing structure.
- September – October 2011: Email and phone conversations with Helen Reinecke-Wilt about participating in the Green Home Choice Program

- November 2011: Met in person with the County planner at the Zoning Desk to go over our proposed project and discuss the parameters/limitations set by the nonconforming status of the property.
- January 2012: Follow-up email contact with Helen Reinecke-Wilt
- January 2012: Architect has multiple phone conversations with County
- January 2012: Our builder attempts to set up a meeting with Zoning to clarify our previous discussions.
- February 2012: Our Architect and Builder both stop by the Zoning Department independently to receive clarifications on our property.
- February 2012: Met in person with Helen Reinecke-Wilt (along with our builder and architect) to go over the process of moving forward with our participation in the Green Home Choice program and discuss design elements.
- March 2012: Contacted the Assistant County manager in an attempt to set up a meeting with the Zoning Administrator.
- March 2012: In person meeting with the Acting Zoning Administrator and Deputy Zoning Administrator to go over our project and receive direction on our attempts to build on the property by right.
- March 2012: In person discussions with the Department of Environmental Services to clarify issues raised during the meeting with the Zoning Administrator
- March 2012: Follow-up email sent to the Deputy Zoning Administrator to share the findings (status of 20th St N as an alley) of the DES discussion and clarify how this information affects our plans. This was discussed during a subsequent phone call.

III. Use Permit Request

- Front yard (WEST SIDE) setback
- Rear yard (EAST SIDE) setback
- Build 3 Stories

IV. Statement of Justification

1. Describe what positive or negative effects the proposal will have on the health and safety of persons residing in the neighborhood.
 - a. The proposal will provide positive contributions to the health and safety of our neighborhood.
 - b. The home, built in 1925, is currently in disrepair and poses health and safety concerns. The proposal will remedy these potential problems for those residing in the neighborhood. Very little has been invested to keep up or improve the property in recent decades. It has no insulation; holes in floors; significant water damage to ceiling, floors and walls; old wiring - fuses blow regularly; outdoor bathroom/no indoor shower; mold in walls and floors; damage from termites and carpenter bees; damaged and buckled floors with splinters. Due to health concerns related to the condition of the home we had to move out prior to the birth of our first child in March.

- c. One of the core principles of our proposal's design is that: "The home lives in service of the inhabitants, neighbors and passers-by." That is, the home will convey openness to the neighborhood and encourage and contribute to a more valuable community characterized by collaboration, sharing, security and safety.
 - d. We believe, like our neighbors stated in their letters of support for us, that the proposal adds aesthetic value to the neighborhood and thus contributes to the overall health of the community.
 - e. The East side of the property is adjacent to a single family home (as is the neighboring home across 20th street). This proposal does not change the distance between the home and property line as we are using the existing footprint (See Map 2 above). There are no changes in line of sight for the neighbors.
 - f. If we cannot improve upon the existing property we will not be able to purchase the home, with which we have been under contract since October 2011. If we do not buy the current owner will have the same issues with any other potential buyer who will go through the same process we (and our neighbors) are currently going through now. The home will remain in its current state of disrepair, deteriorating further, negatively affecting the aesthetics of the neighborhood and property values.
 - g. Another core principle of this proposal's design is "economical sustainability", meaning in part that, according to our adherence to criteria set by the Arlington Green Home Choice Program, the proposal incorporates design and materials that, along with other attributes, contribute to safety (fire resistant) and health (non toxic materials, etc). The home will be built to be fire resistant and include a state of the art fire alarm system that is a drastic an improvement over the current status of the property.
2. Describe what positive or negative effects the proposal will have on the public welfare and to property or improvements in the neighborhood
- a. The proposal will contribute positively to the welfare of neighbors and public as well as to property and improvement of the neighborhood.
 - i. The proposal is designed and to be built in the spirit of sustainability - energy, water and space efficient; building with sustainable materials - and contributing to the welfare of the public and neighborhood.
 - ii. We are working with Helen Reinecke-Wilt, Manager of Arlington's Green Home Choice Program, to make certain that we design a home that meets the requirements of that Program. We are also working with the U.S. Environmental Protection Agency's Energy Star Program to ensure alignment of this proposal with that program's goals.
 - iii. We intend for our proposal to provide our community with examples and ideas of ways to achieve economical sustainability and thus reduce energy and water bills.
 - iv. As the proposal is designed to serve the neighborhood, it is intended to, by improving the condition of the structure and overall property and increasing square footage, improve neighbors' property values and provide them with beneficial aesthetic features in the designs of the home and gardens.

- v. The proposal also maintains and adds to the single family presence in the neighborhood which a number of neighbors have stated as an important value to them in their letters.

3. Describe whether or not the proposal will be in conflict with the purposes of the master plans and land use and zoning related policies of the County.
 - a. The proposal will not be in conflict with the purposes of the master plans or land use and zoning related policies of the County.
 - b. The property is zoned R5 and it is surrounded by multiple other zones (R15-30T, RA6-15, RA8-18, and C-2; see Map 1 above; See Map 3 below)
 - c. The lot abuts the parking lot of a large apartment building, single family homes and townhouses (see photos below). Two new developments are within view of the lot: a set of 13 luxury townhomes under construction and a proposed mixed use redevelopment of the Bergman's site (see Map 1 above, photos below, and the aerial photo in Map 3 below).



View of townhomes from front porch

View of parking lot from back porch

View down 20th St N

- d. A modified proposal could not be built in conformance with current zoning requirements because as an interior lot that is 33 ft wide by 67ft-74ft long where the long side is determined to be the front of the lot and the short side the side of the lot, the zoning requirements of a 25ft setback from the front and 25ft from the back result in overlapping setbacks (see plat map and Map 1 above).
 - e. Building and renovating the property by right has also proved problematic due to lingering uncertainties as to what the remaining zoning limitations are on the property.
4. Describe whether or not the proposal will promote compatibility of development with the surrounding neighborhood; i.e. the structure's overall size and footprint size and placement are similar to the structures on the properties surrounding the lot in question; and whether or not the proposal will help preserve natural land form, historical features and/or significant trees and foliage.
 - a. The proposal promotes compatibility of development with the neighborhood
 - b. The size and placement of the proposal is justified because it relates and brings together the diverse character and scale of the surrounding neighborhood and its structures that include single family homes, townhomes, a large apartment building, and the proposed mixed use redevelopment of the Bergman's site (see Map 3 above and photos below).

- c. On the north side of the property is a parking lot. On the west side is a street (Vance Street). On the east side is a single family home, and on the South side is a street/alley (20th St North – See map 1 above).
- d. The proposed structure will be placed on the footprint of the existing house/structure on the property and its placement on the property is similar to the placement of other homes in the neighborhood (See Map 2 above).
- e. The current house is narrow (20 feet wide) and sits on a lot much narrower (33 feet) than that of typical lot for a single family home (see attached plat map and map 2 above). The current square footage of the three bedroom house at 2205 20th St N, 950 square feet, is much less than an average single family home (2600 sq ft, 2006 US census) or an average townhouse or 2-bedroom condominium in Arlington (1100 square feet for a 2 bedroom - see attached plat map and map above).
- f. The size and placement of the proposal is justified because we are placing it directly on the existing footprint of the current home, keeping the front door in the same location. The size and placement of the proposal are designed to fit in with and complement the diverse character of residences in our neighborhood. The component of the proposal that extends beyond the existing footprint is an aesthetic architectural feature that adds insignificant square footage beyond the existing footprint on the west and north sides of the proposal.
- g. The existing land form will be maintained by the proposal and there are no historical features or significant trees or foliage on property.



Front of House



Rear of House



Proposed mixed use redevelopment on N. Vietch St



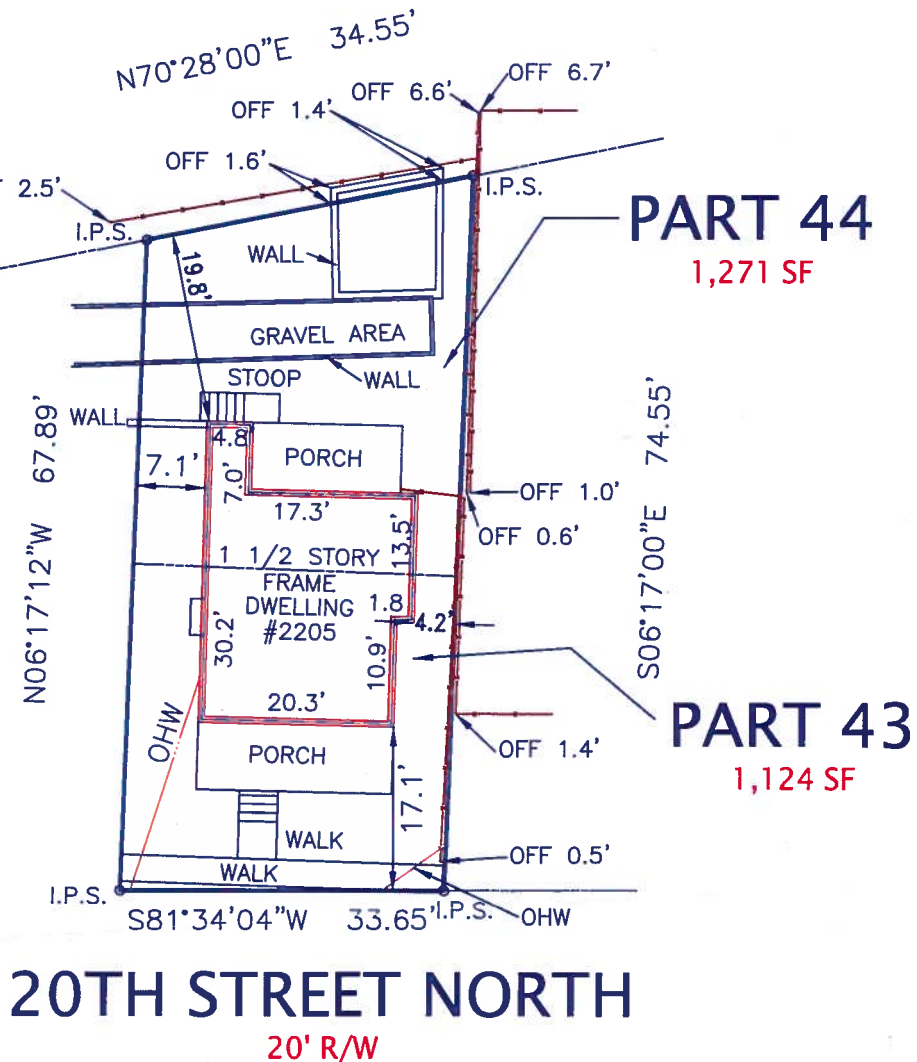
Proposed Apartment building on N Uhle St and 20th St N (part of mixed use redevelopment)

Map 3 – Aerial Photo





NORTH VANCE STREET
40' R/W



PLAT
SHOWING HOUSE LOCATION ON
PART OF LOTS 43 & 44
CITY VIEW
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' OCTOBER 20, 2011
REVISED: MARCH 14, 2012

CASE NAME:

QUAGLIATA

GRAPHIC SCALE

0 20 40



BY PROVISIONS OF THE VIRGINIA CODE: BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

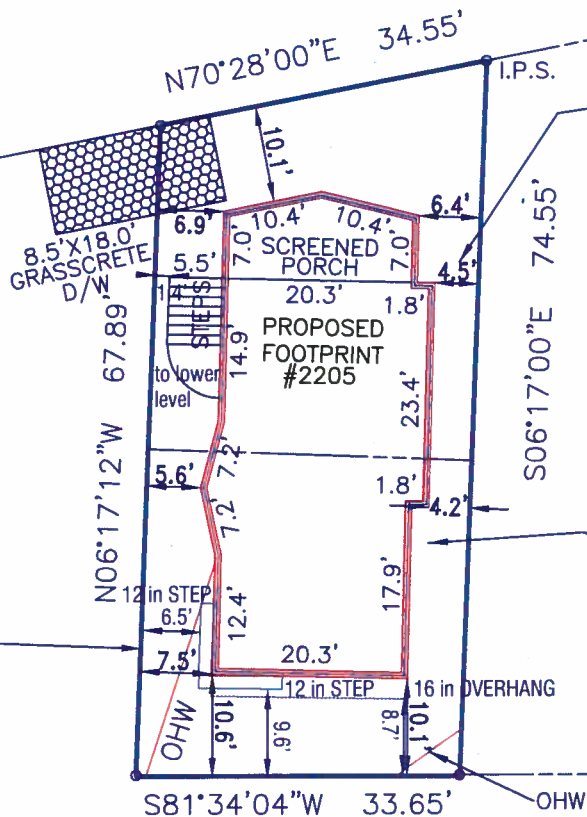
ANTOINETTE QUAGLIATA

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



NORTH VANCE STREET
40' R/W
40.0'



PART 44
1,271 SF

PART 43
1,124 SF

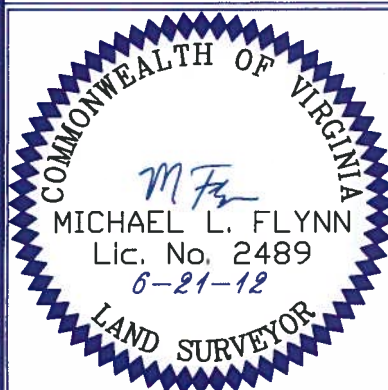
20TH STREET NORTH
20' ABANDONED ALLEY

SKETCH SHOWING
PROPOSED BUILDING FOOTPRINT ON
PART OF LOTS 43 & 44
CITY VIEW
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' JUNE 21, 2012

CASE NAME:

QUAGLIATA

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

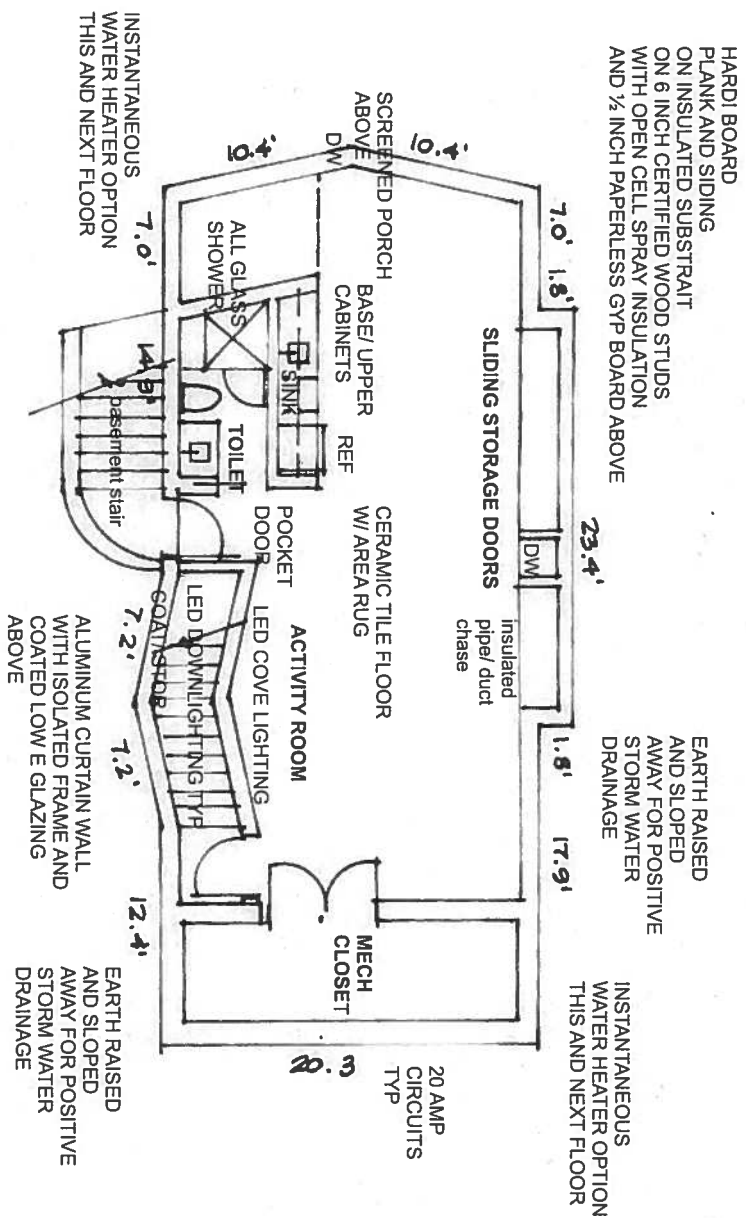
I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

ANTOINETTE QUAGLIATA

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



20th and Vance Residence

Arlington Virginia

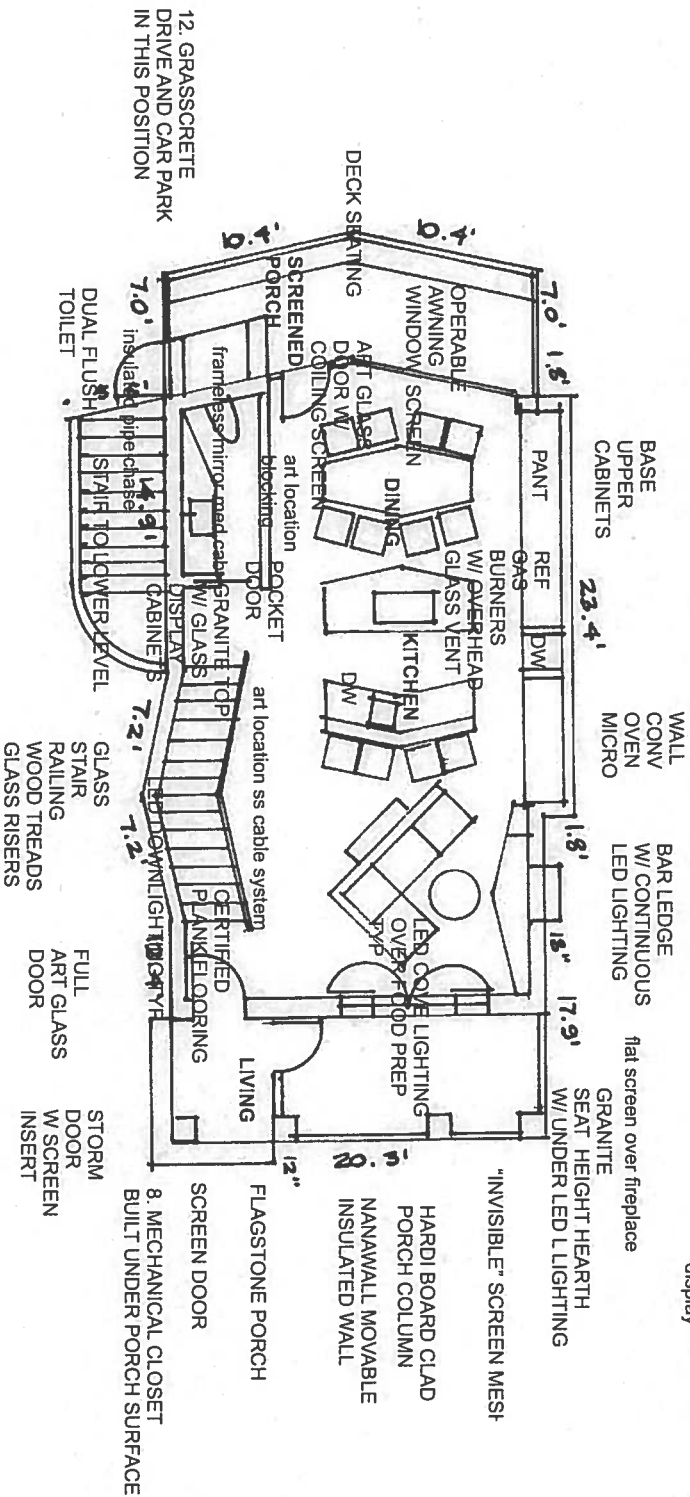
LEVEL LOWER

HARDI BOARD
PLANK AND SIDING
ON INSULATED SUBSTRAIT
ON 6 INCH CERTIFIED WOOD STUDS
WITH OPEN CELL SPRAY INSULATION
AND 1/2 INCH PAPERLESS GYP BOARD

GLASS CLERESTORY
TO DISPLAY
GLASS OBJECTS
CONTINUOUS LED LIGHT

GLASS
WINDOWS
SURROUNDING
FIREPLACE
GAS INSULATED GLAS
FIREPLACE
INTERIOR/ EXTERIOR

glass LED backlit
display



insulated pipe chase

GLASS TILE WALL
CERAMIC FLOOR
ON CONCRETE
BACKER BOARD

ALUMINUM CURTAIN WALL
WITH ISOLATED FRAME AND
COATED LOW E GLAZING

EARTH RAISED
AND SLOPED
AWAY FOR POSITIVE
STORM WATER
DRAINAGE

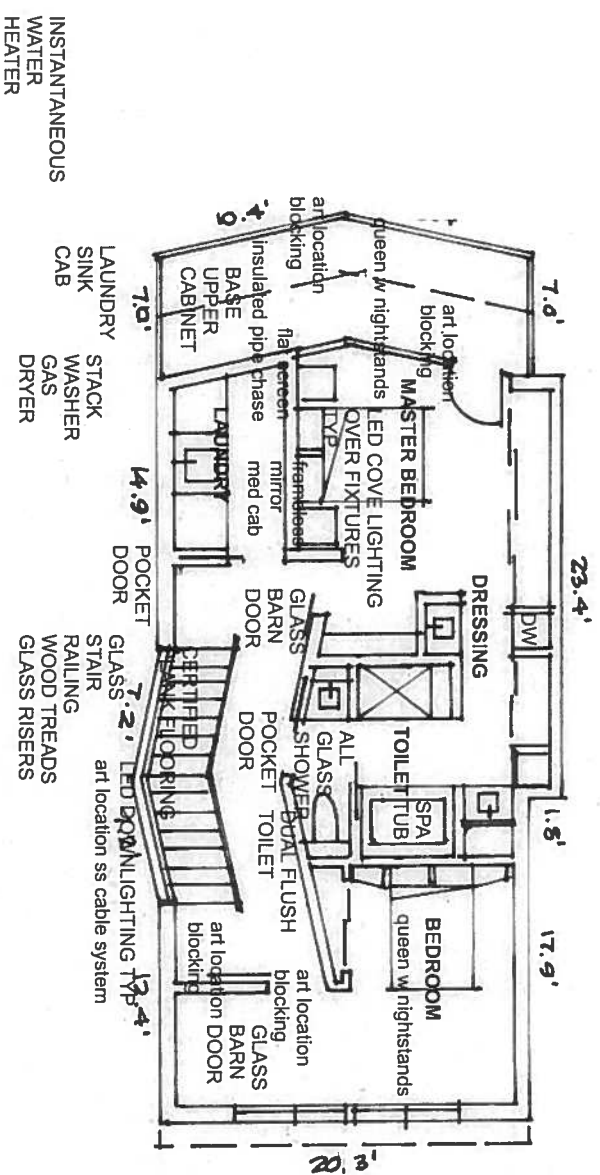
20th and Vance Residence

Arlington Virginia

LEVEL ONE

CLOSET W/
MIRROR SLIDERS

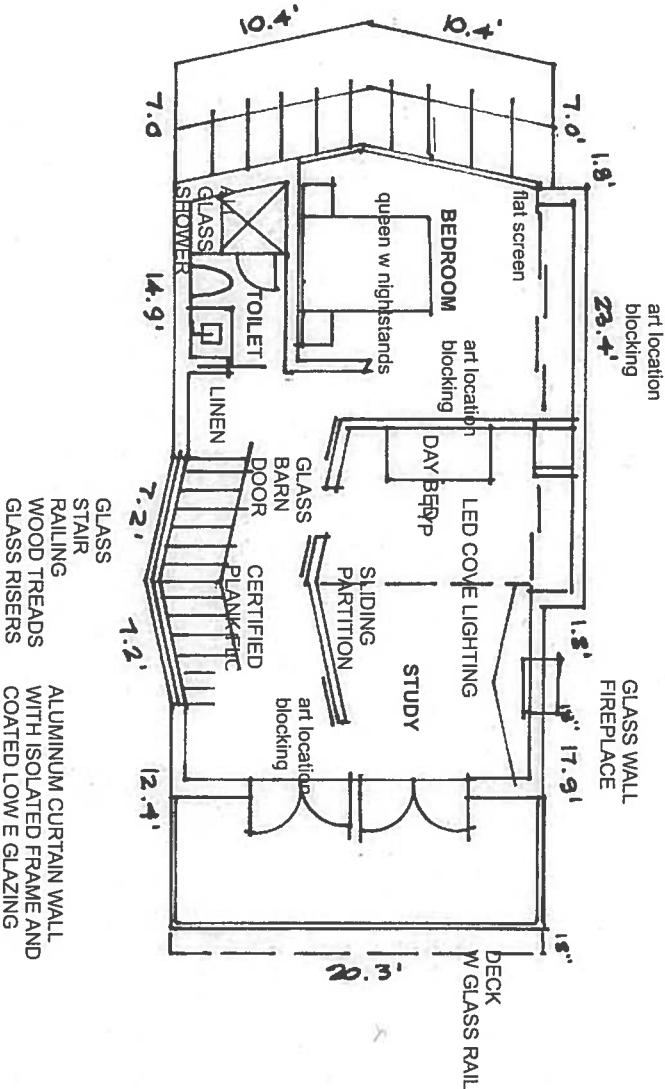
CLOSET W/
MIRROR SLIDERS



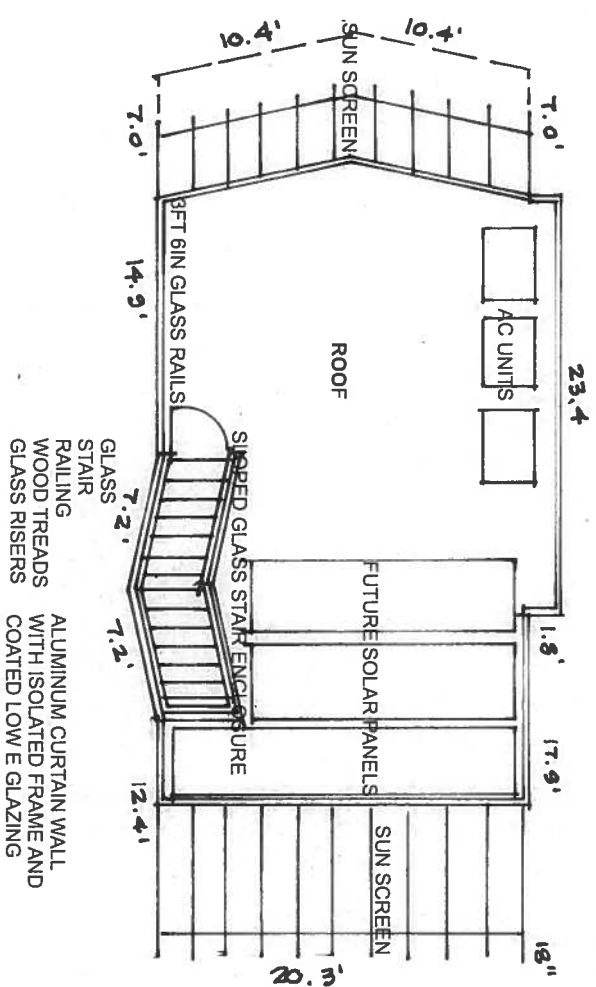
ALUMINUM CURTAIN WALL
WITH ISOLATED FRAME AND
COATED LOW E GLAZING

HARDI BOARD
PLANK AND SIDING
ON INSULATED SUBSTRAIT
ON 6 INCH CERTIFIED WOOD STUDS
WITH OPEN CELL SPRAY INSULATION
AND 1/2 INCH PAPERLESS GYP BOARD

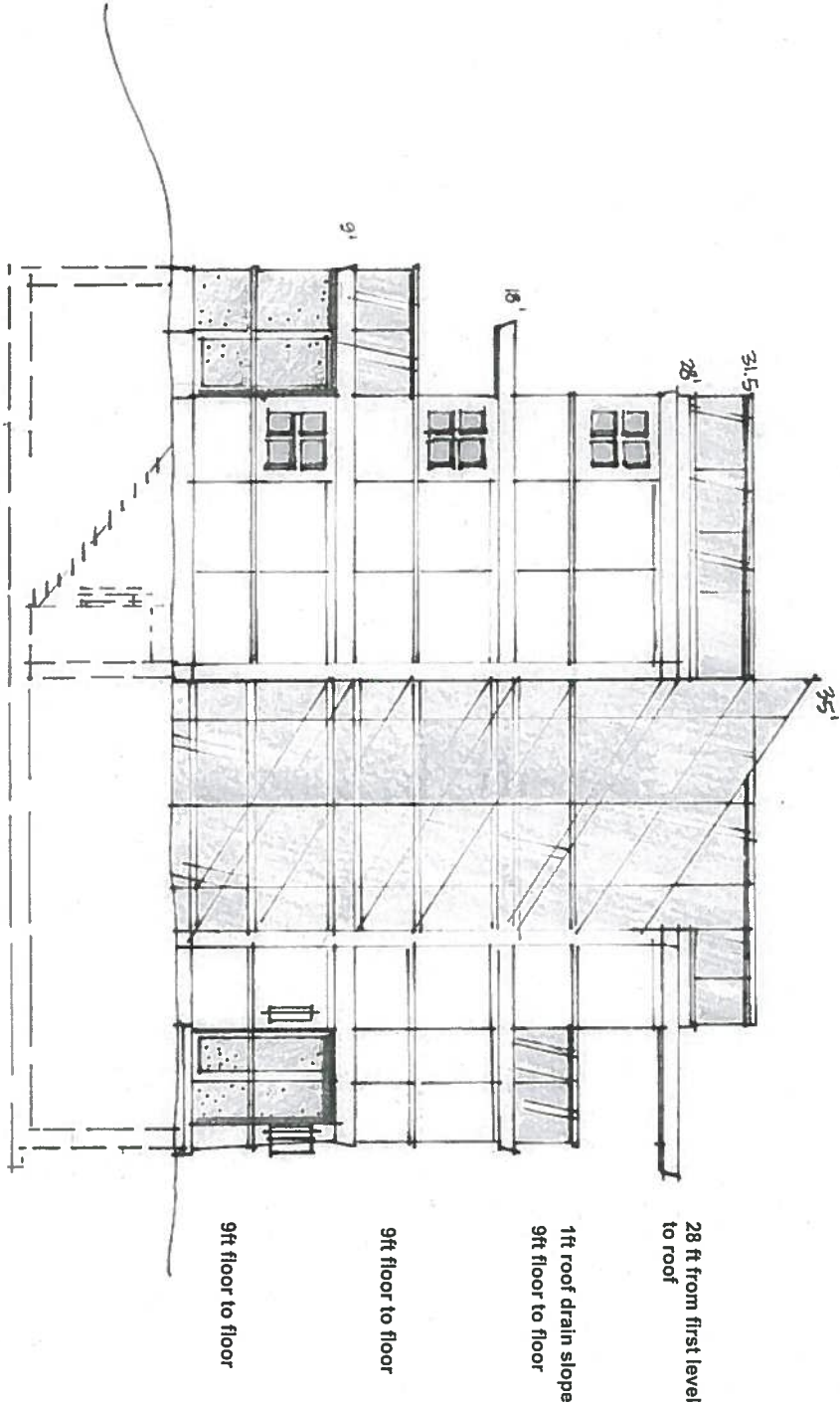
GLASS CLERESTORY
TO DISPLAY
GLASS OBJECTS
CONTINUOUS LED LIGHT



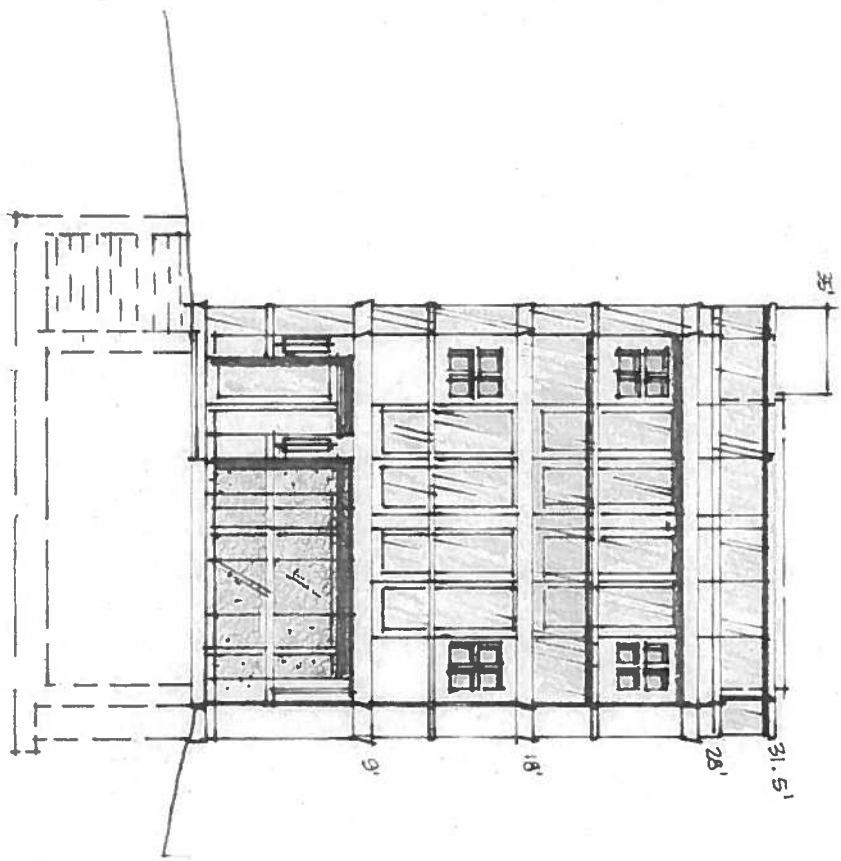
LEVEL ROOF



WEST ELEVATION



SOUTH ELEVATION



28 ft from first level
to roof

1ft roof drain slope
9ft floor to floor

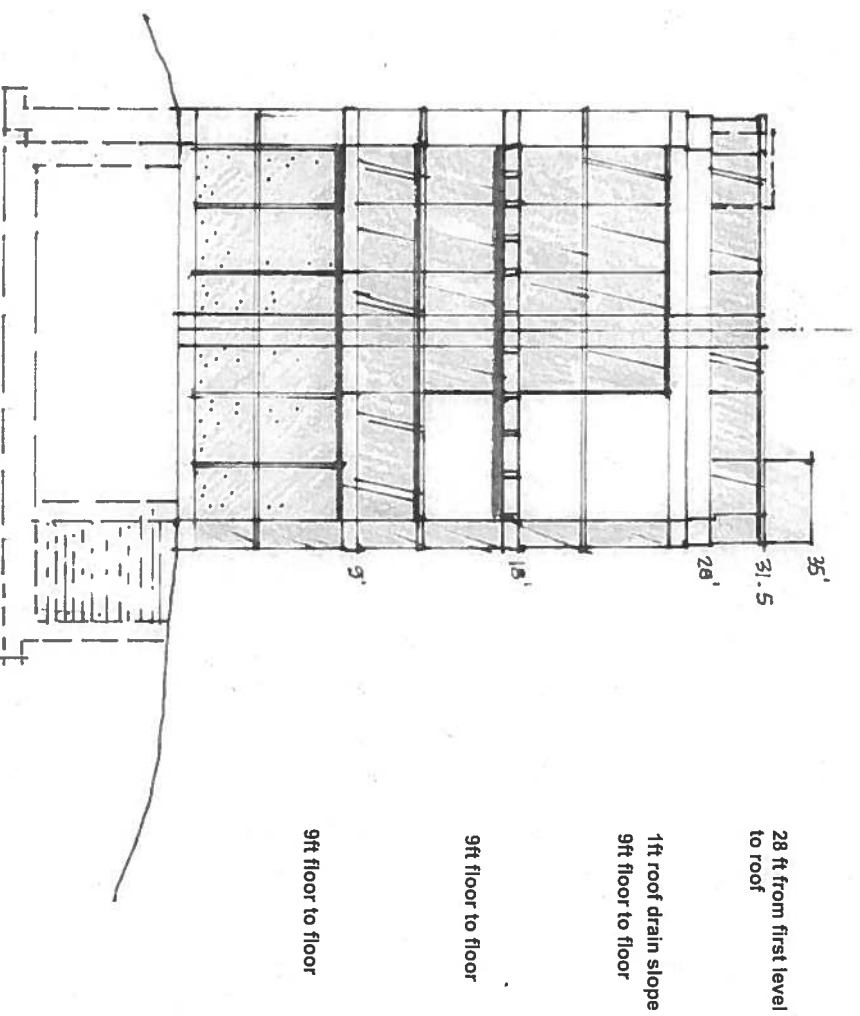
9ft floor to floor

9ft floor to floor

20th and Vance Residence

Arlington Virginia

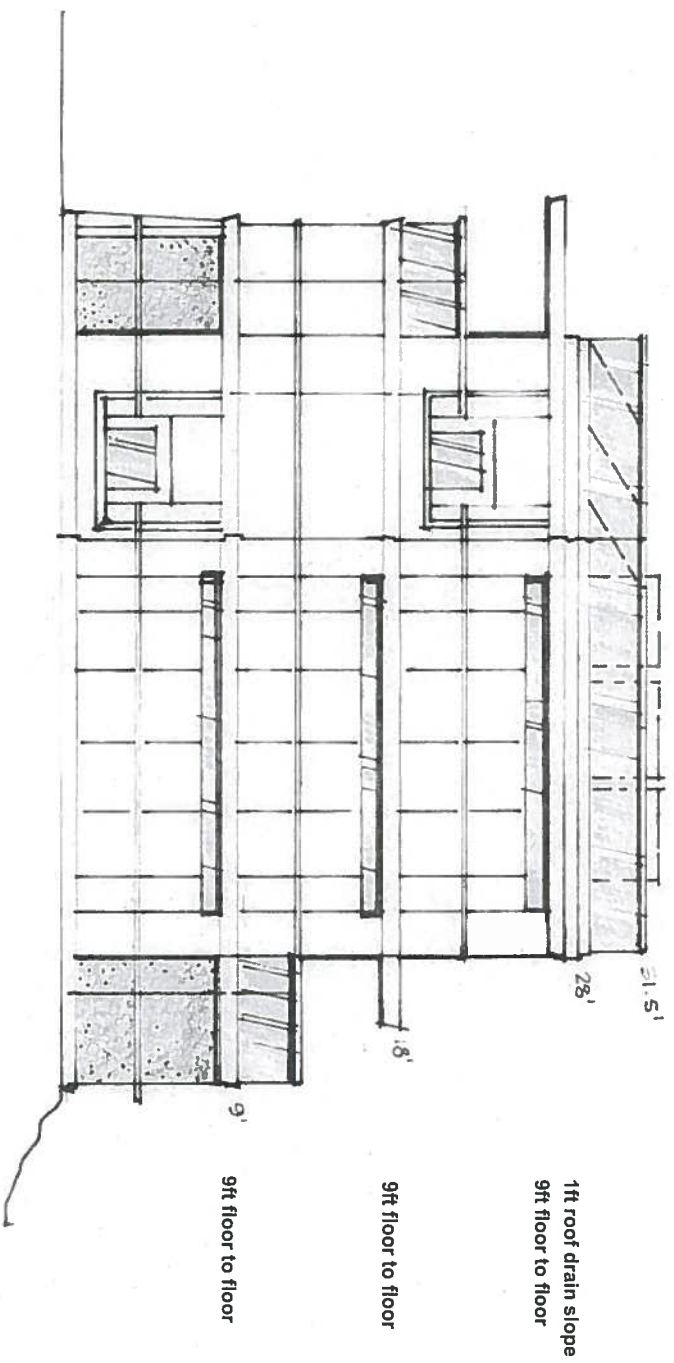
NORTH ELEVATION



20th and Vance Residence

Arlington Virginia

EAST ELEVATION



20th and Vance Residence

Arlington Virginia

SITE LANDSCAPE

NORTH VANCE STREET

40' R/W

FRONT YARD

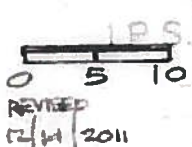
68.79 M, 21.41.90N

SIDE YARD

PART 1,271

BACKYARD

PAI

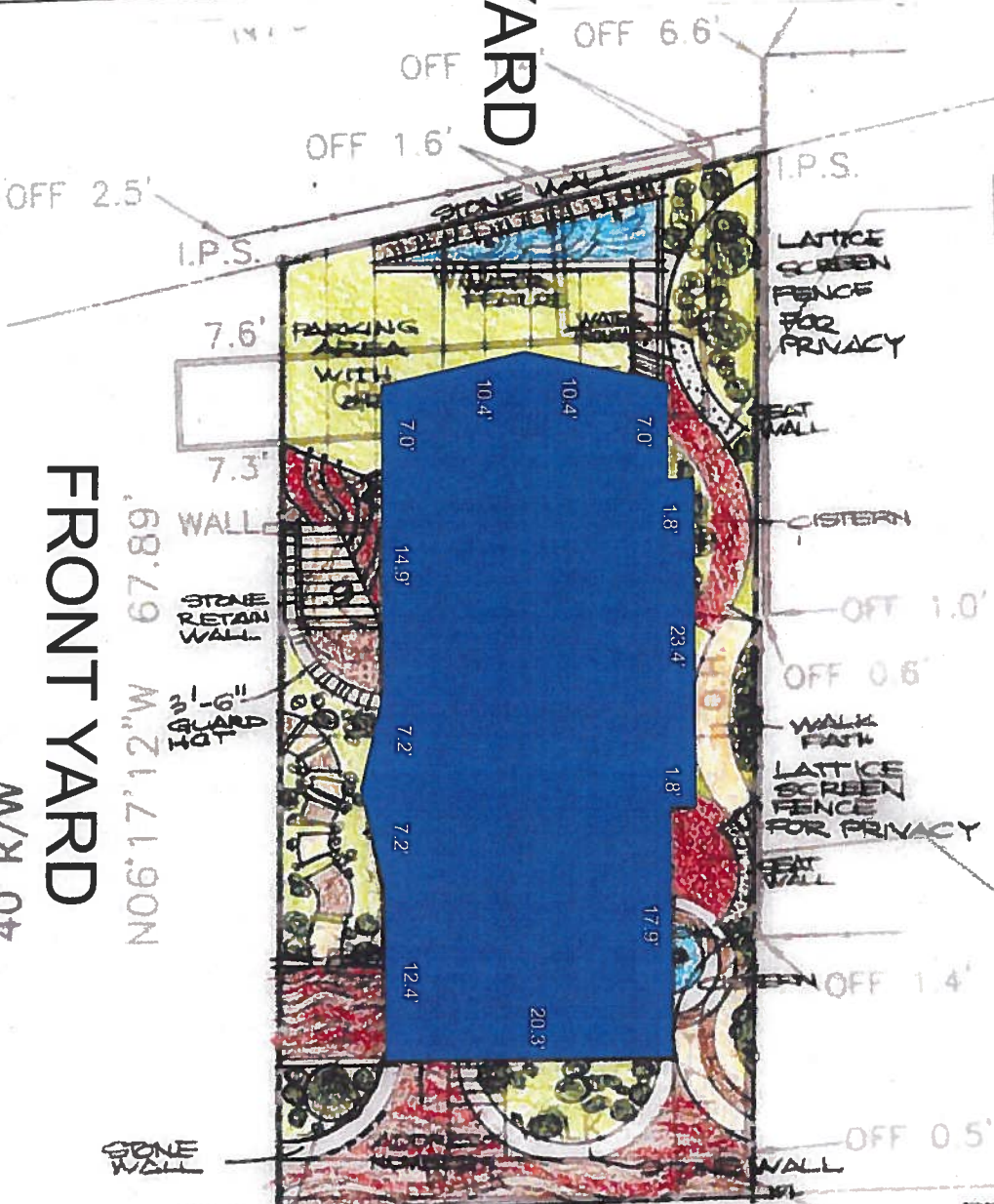


GROUND LINE TO

20TH STREET NORTH

SIDE YARD

20' R/W



REVISED 12/14/2011

Eric and Sumru Krody
1979 North Adams Street
Arlington, VA 22201

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard,
Suite 700
Arlington, VA 22201

DATE: April 26, 2012

SUBJECT: Statement in favor of improvements proposed by Matt and Antionette Keene to 2205 20th Street North

Matt and Antoinette Keene have been active and valued members of our community for many years. We're happy to know that, with the birth of their first child, they have chosen to work towards improving the property at 2205 20th Street North where they live so that they can remain in our neighborhood and raise their children with ours and the other children of our neighborhood.

Over the last few months, Matt and Antoinette have shared with us the plans they, with their architect have drawn up. We've been impressed with the thought and attention they've given the process from the start, from laying out and ordering their goals to working through the challenges raised by their lot's size and by our County's zoning regulations. The result is an optimal design, pleasing to the eye, well thought out to meet their needs while remaining within the limits imposed by the site. Not only is the proposed house a Green Home but the result itself would be an example of creative recycling of a challenging space. The design ensures that this limited space can continue to sustain a very desirable family residence in to the future, one which will meet the standards and expectations of home owners in Arlington's housing market in to the future and so be of value to the community. We look forward to seeing this enhancement to our neighborhood. The result will be an exciting addition for all of us.

We trust the County can work to accommodate these plans just as the Keene's have worked to successfully accommodate the restrictions of this lot and work within the County's process, guidelines and regulations. And we appreciate our County's help, expertise and flexibility in bringing this project to a successful conclusion.

Sincerely,
Eric and Sumru Krody

Michael Tyler and Pamela Richardson
1991 North Adams Street
Arlington, VA 22201

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard,
Suite 700
Arlington, VA 22201

DATE: April 30, 2012

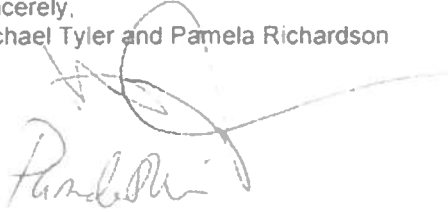
SUBJECT: Statement in favor of improvements proposed by Matt and Antionette Keene to 2205
20 th Street North

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We trust the County can work to accommodate these plans just as the Keene's have worked to successfully accommodate the restrictions of this lot and work within the County's process, guidelines and regulations. And we appreciate our County's help, expertise and flexibility in bringing this project to a successful conclusion.

Sincerely,
Michael Tyler and Pamela Richardson

Handwritten signatures of Michael Tyler and Pamela Richardson. The signature of Michael Tyler is a stylized, cursive 'MT' with a long horizontal line extending to the right. The signature of Pamela Richardson is a cursive 'PR' with a long horizontal line extending to the right.

Joseph R. and Deborah L. Taylor
1929 N. Wayne Street
Arlington, Virginia 22201

April 22, 2012

To the Arlington County Board of Zoning Appeals:

We are neighbors and friends of Matt, Antoinette and Chiara Keene. They have intentionally let the neighborhood know of their wish to revitalize their home at 2205 N. 20th Street in Arlington. We have seen the plans and are delighted to know that their home will not only be attractive and green/sustainable but add to the property values of the surrounding homes. We fully support their plans and hope that you will also.

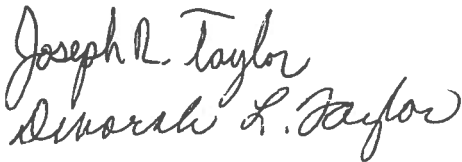
We are single family home owners, and while we were supportive of the townhouses directly in back of our home, we would like to see as many single family homes saved as possible. The Keene's new home would fit in nicely with the surrounding area while adding architectural interest.

We know the Keenes and know them to be good, honest neighbors. We hope that they stay neighbors but with the limitations they are facing with the building of their home they may not be able to remain there.

Again, we are in support of the Keene's plans and hope that their home is approved as quickly as possible.

Thank you for your interest.

Sincerely,

Handwritten signatures of Joseph R. Taylor and Deborah L. Taylor. The signature of Joseph R. Taylor is on top, and the signature of Deborah L. Taylor is below it.

Joseph R. and Deborah L. Taylor

Received via email

Sona Viridi - 1919 N. Wayne St.

Letter in support for the Keene's improvement of 2205 20th Street N

My name is Sona Viridi and I live at 1919 N. Wayne St. I live around the corner from the Keene family, who reside at 2205 20th Street North. They have been great neighbors to the community and are the ideal residents for Arlington county. They have taken a shabby cabin and turned it into an oasis on the corner of 20th and Vance. They have an opportunity to buy this house and turn it into a "green" home. Let's use them as the example of how great Arlington county government can work with residents.

The house, built in 1925, is nonconforming according to current zoning requirements for a residential property in an R-5 zone. From the outset a major renovation was the intent of the new owners as the property has not been kept up over the years and is in a dangerous state of disrepair. As the house is nonconforming, the intent of the Keene family was to work within the existing footprint, build by right, and maintain the existing setback of the house.

They have been to the county numerous times and, to speak honestly, have been given conflicting information some of the time, and no information at other times. I know this because, I too have had the same issue with my porch. It took me eleven visits to get the correct information for the addition of a five foot front porch approved. ELEVEN!

(what is to be built)

They are not asking to build a McMansion, but a home that meets the requirements of Arlington's Green Home Choice Program. They are building a house that emulates what Arlington stands for and will be a preeminent example of what developers can do with small footprints in Arlington.

(20th Street argument)

20th street is actually a street, not an alley. According to the dictionary, an alley is "a narrow passageway between or behind buildings; a path lined with trees, bushes, or stones." In fact, there are three houses that face 20th Street and cars park on 20th street. It is not a narrow passageway. It is not between or behind buildings. And it is not lined with trees, bushes or stones. 20th Street is the only exit for people exiting N. Wayne Street to N. Veitch Street and the only exit for people on N. Vance street to N. Veitch. It is, in fact, a very busy street!

(Current footprint)

The size and placement of the Keene's family proposal is justified because it is directly on the existing footprint of the current home, built in 1925. They are not asking for more than what already exists. They are bettering the current home that has been there in existence for almost 90 years!

The Keene's are active neighbors who care about the community and truly exemplify the best of Arlington. To lose this family would be a travesty to the neighborhood and a terrible precedent. Arlington argues for affordable housing, and here the Keene's have an opportunity to buy the house from their current renters, better the EXISTING footprint and increase the value of the property. This will increase the value of my home and their upgrades will bring in more tax revenue to the county. By not approving this family, you are lessening the options for young and neighborly families to turn eye sores into oasis. Do not let the "Arlington way" eliminate this wonderful family!

A. Sona Viridi

Stephen A. Edson and Barbara Kennedy Edson

1925 N Vance St., Arlington VA 22201

A letter of support for the Keene's improvement of 2205 20th Street North

To the Arlington County Board of Zoning Appeals:

We are neighbors of Chiara, Antoinette and Matt Keene, who live at 2205 20th Street North and have lived in this neighborhood for eight years now. In fact, we live directly across 20th Street from the Keene family. We are aware of their intentions to improve the property and completely support them and the project.

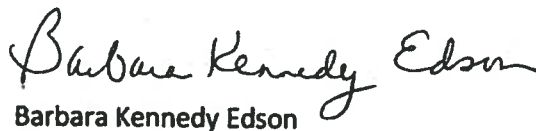
Our neighborhood is a very old Arlington neighborhood that has changed dramatically in the past ten years with the addition of higher density townhouse/condominium housing and significant improvements to the remaining single family dwellings. The Keene's plan for improvement of the property continues this trajectory of improving the neighborhood while maintaining the single family structure that is important here. The green/sustainable building design is something that we all ought to support anywhere in the world and is in keeping with Arlington's image as an environmentally aware community.

Most importantly, however, the Keene's are our neighbors. We like having them living next to us and are excited to see them living in this beautiful building.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'S. Edson', with a long, sweeping horizontal line extending to the right.

Stephen A. Edson

A handwritten signature in black ink that reads 'Barbara Kennedy Edson' in a cursive script.

Barbara Kennedy Edson

Ronnie and Sandy Downing
1931 N Wayne St
Arlington, Virginia, 22201

A letter of support for the Keene's improvement of 2205 20th Street North

To the Arlington County Board of Zoning Appeals,

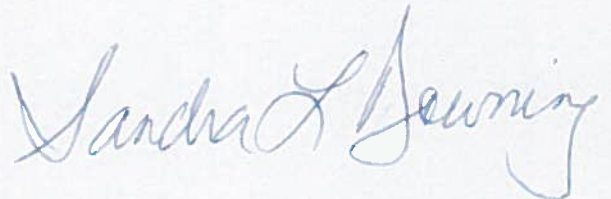
We are writing to inform you of our support for the project the Keenes have proposed for improving the site at 2205 20th Street North.

We have known Matt and Antoinette all six years they've lived in the neighborhood and we consider them to be good friends and neighbors. And we, with the rest of the neighborhood, welcome the birth of their first child, Chiara, in late March.

As renters, Matt and Antoinette have already improved the lot by manicuring the backyard and installing a bocce court and garden.

Matt and Antoinette have shared their project designs with us and friends who also live nearby, and we are all very excited about it. They have worked hard to balance sustainable building, something very dear to them, with tasteful architecture. They have accomplished this while holding the design to the foundation of the existing house and leaving the green space completely untouched.

As single family homeowners, we look forward to 2205 20th Street North being an improved single family home. We see no basis for Arlington County interfering with the completion of this project.



Ronnie and Sandy Downing

4-30-2012

Ashley Caruthers
Robert German
1985 N. Adams Street
Arlington, VA 22201

April 29th, 2012

To the Arlington Board of Zoning Appeals,

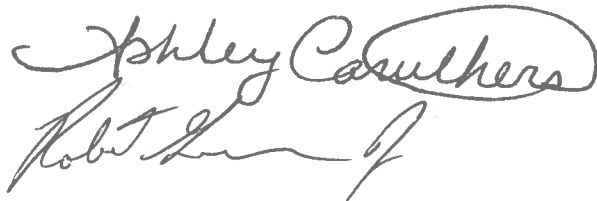
First and foremost, I would like to express how wonderful, helpful, and honest, the Keene family has been. Matt, Antoinette, and Chiara are of good character, and we are lucky to have them as are neighbors.

I, Ashley Caruthers, and Robert German approve their renovation located at 2205 N. 20th Street in Arlington, Va 22201. The Keene family has already shown great dedication in researching for a good contractor in order to come up with plans to renovate their existing home, only to make it more enjoyable to live in, and increase the property value of surrounding homes. Plus, it will be a “green” home, which is more energy efficient.

I have had great pleasure in knowing the Kenne family, and give them my full support in their renovation.

Thank you,

Ashley Caruthers &
Robert German

Handwritten signatures of Ashley Caruthers and Robert German. Ashley's signature is written in a cursive style with a large loop at the end. Robert's signature is also cursive and appears to be 'Robert German'.

Annette M. Clayberg
1922 N. Veitch Street
Arlington, VA 22201

April 30, 2012

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

RE: Improvements proposed by Matt and Antionette Keene to 2205 20th Street North

Dear Members of the Arlington County Board of Zoning Appeals:

I'm writing to voice my wholehearted support for the improvements proposed by the Keene family to 2205 20th Street North. This is the kind of environmentally responsible and aesthetically pleasing redevelopment we would like to see more of. I've lived here in the neighborhood since 1994 and can't think of another time when the entire neighborhood has supported a proposed project. This one is clearly a winner for everyone concerned and I along with all the neighbors I've spoken to would like to see it get underway soonest. We look forward to the County's full cooperation in permitting this improvement, and to the Keene family enjoying their splendid new home. Thank you for your consideration.

Respectfully,



Annette Clayberg
annette.clayberg@gmail.com
703-627-4220

Adcock Systems_{LLC}

FIRE ALARM • ELECTRIC • EMERGENCY SYSTEMS

Arlington County Board of Zoning Appeals
Planning Division
2100 Clarendon Boulevard
#700
Arlington, Virginia 22201

Re: Support for Matt and Antoinette Keene- 2205 20th Street Arlington, VA

To Whom It May Concern:

As an Arlington County resident at 1901 N Adams Street, the Gentry Square Townhouse Condominium Association President (Gentry Square located on North Adams Street approximately 2 blocks from the home site) and a business owner that does a large amount of work in Arlington County, I was surprised when I learned of Matt and Antoinette Keene's troubles with the county. My, and the Board of Directors, review of the documents presented to the county for variance seem to be exactly in character of the direction of OUR neighborhood and should be approved.

In my dealings, personal and professional, I have always found Arlington County to be one of the most straight forward, honest, and cutting edge Counties in the area- always supporting proactive, cutting edge thoughts, designs, and ideas. As an example, The Market Common could not have been built with out this kind of County support. The Market Common is now studied around the world as a successful example of merging commercial, residential, and retail businesses- even though plenty said it could not be accomplished. I am sure there were some zoning variances granted for this project- as is natural of the variance procedure- to encourage state of the art thinking and development in the community.

As for the Keene's request, our Board of Directors, as well as, many of our neighbors, find it in line with the area and future direction of the community. There seems to be basically 2 issues at hand: confusion over the definition of the property front and rear as well as the building height.

The first issue will be an issue no matter the developer. As I understand it, the front and rear set back limits overlap resulting in a lot that can not support constructing a building of ANY size let alone the one presented (or existing).

I believe a ruling immediately in favor of the Keene's proposal is in order as a house already exists and the footprint presented is merely 70 sq ft larger.

The second issue is height. Single family zones of R-5 and R-6 are in the area, both with an R-20 height limit of 35' to the roof line with various other set back requirements- namely a reduction in height when closer than 25' to a road right of way.

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The Keene's proposal is a roof line of 28' with a 3.5' roof line glass wall that should be considered a parapet wall allowable by the zoning ordinance. Recent development in the area, both new construction and renovations, may have already received this kind variance as described below:

1630 N Adams Street- house @ 22' from the street with 3 stories and a roof line of @ 38'
1710 N Adams Street- house @ 24' from the street with 3 stories and a roof line of @ 41'
1719 N Adams Street- house @ 24' from the street with 3 stories and a roof line of @ 41'

It seems the community residents are in full support of the project as designed, and it should be the communities' desires that are taken into consideration for these types of variances, not a panel that thinks "[it] will not be compatible with the surrounding homes".

The strict adherence to "Green" construction and sustainability as well as development of a neglected piece of property should be supported, welcomed, and encouraged by the county. A recent listing at 1707 North Adams Street spoke of removing the existing structure and building "the house of your dreams", which is exactly what the Keene's proposal would do for them.

My apologies for such a long letter; however, recent development in the community as explained above makes it clear OUR community desires this home to be built, the County has already passed these types of variances, and the County should listen to OUR surrounding community and approve the project as designed.

Sincerely,



Benjamin P Thompson

COO-	Adcock's Systems, LLC
Designated Member-	Adcock's Systems, LLC
President-	Gentry Square Townhouse Condominium Association

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