DATE: April 16, 2006

SUBJECT: U-3132-05-2 USE PERMIT AMENDMENT for an addition on existing pipe-stem lot at 3122 N. Nottingham St. (RPC #02-033-026)

APPLICANT:
Brian & Alison Waldman, Owners
3122 North Nottingham Street
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Defer the use permit amendment request to the May 20, 2006 County Board meeting.

ISSUES: None.

DISCUSSION: The applicant seeks approval of a use permit amendment to complete construction on a one-story kitchen addition on a pipe-stem lot. The partially constructed addition is comprised of a kitchen expansion and a half bath and is located on the south wall of the existing dwelling. The new addition is constructed on the site of a previously existing deck off of the south façade of the dwelling. The addition encroaches into the required rear yard setback. The applicant must supply additional information in order to determine the location of the proposed addition as it relates to property lines, improvements, and encumbrances on the property. Therefore, staff recommends deferral of the use permit amendment for the addition to the May 20, 2006 County Board meeting.