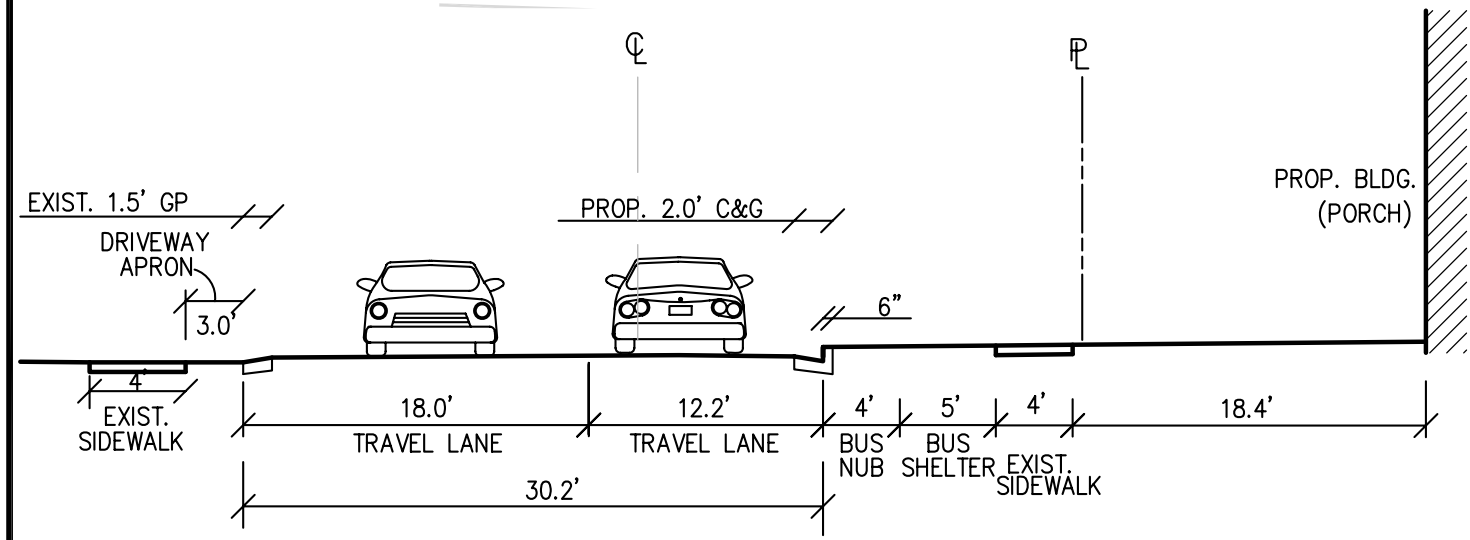
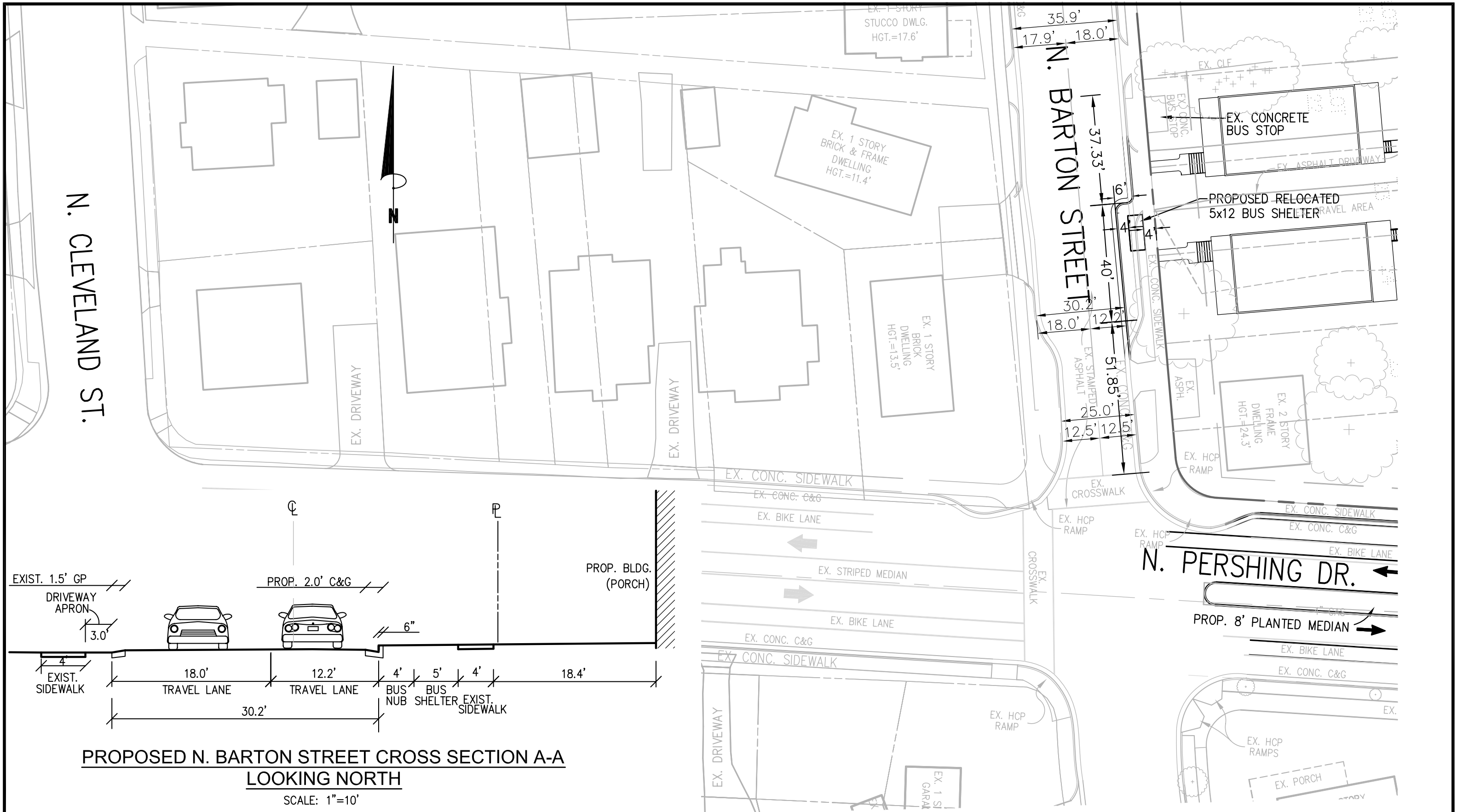


## Section 6: URD

### ***Barton Street Bus Shelter***

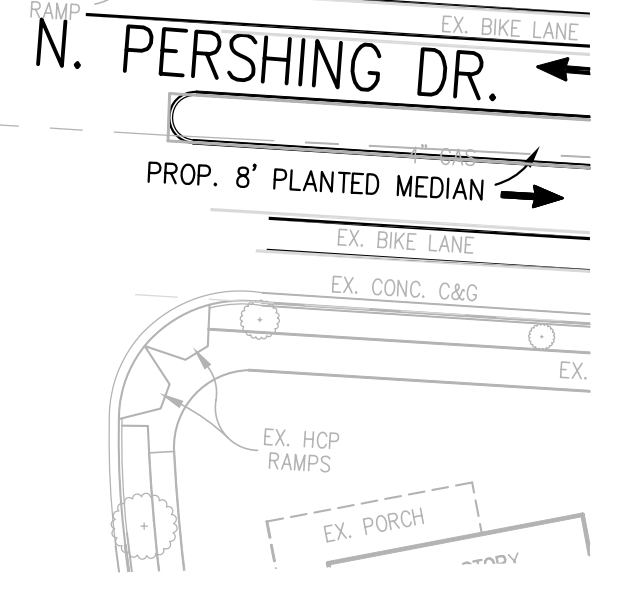
**What is the plan for the existing bus shelter on Barton Street?** A bus shelter is currently located in the area of the proposed two-lot Unified Residential Development (URD) application on Barton Street. This shelter is sited on private property and there is no easement, license, or other form of legal permission allowing for the shelter at present. The URD application would provide for construction of a new “nub out” to accommodate a new bus shelter on Barton Street in the same general location as the current shelter, but between the sidewalk and the curb within the County right of way so as to be removed from the front yards of the proposed homes. In this location, Barton Street would be 30 feet 2 inches in width curb-to-curb (to the “nub out”), with a four foot ADA landing area behind the curb at the bus stop, a five foot wide shelter, and the four foot wide main sidewalk behind as shown in the illustration below.

N. CLEVELAND ST.



PROPOSED N. BARTON STREET CROSS SECTION A-A  
LOOKING NORTH  
SCALE: 1"=10'

### N. Barton Street Bus Stop Option A



2201 N. PERSHING DRIVE  
Arlington County, Virginia  
Scale: 1"=30'  
October 25, 2007



## ***By-Right Redevelopment***

**What would a by-right redevelopment of the single-family lots look like?** There are two separate by-right development options for the lots on Barton Street. One would be to build one large home on the three existing lots, which could be 60 feet wide or wider, with a driveway accessed from Barton Street. The other would be to build three narrow homes similar to the one being built on the adjacent lot at 711 Barton Street.

## ***Parking***

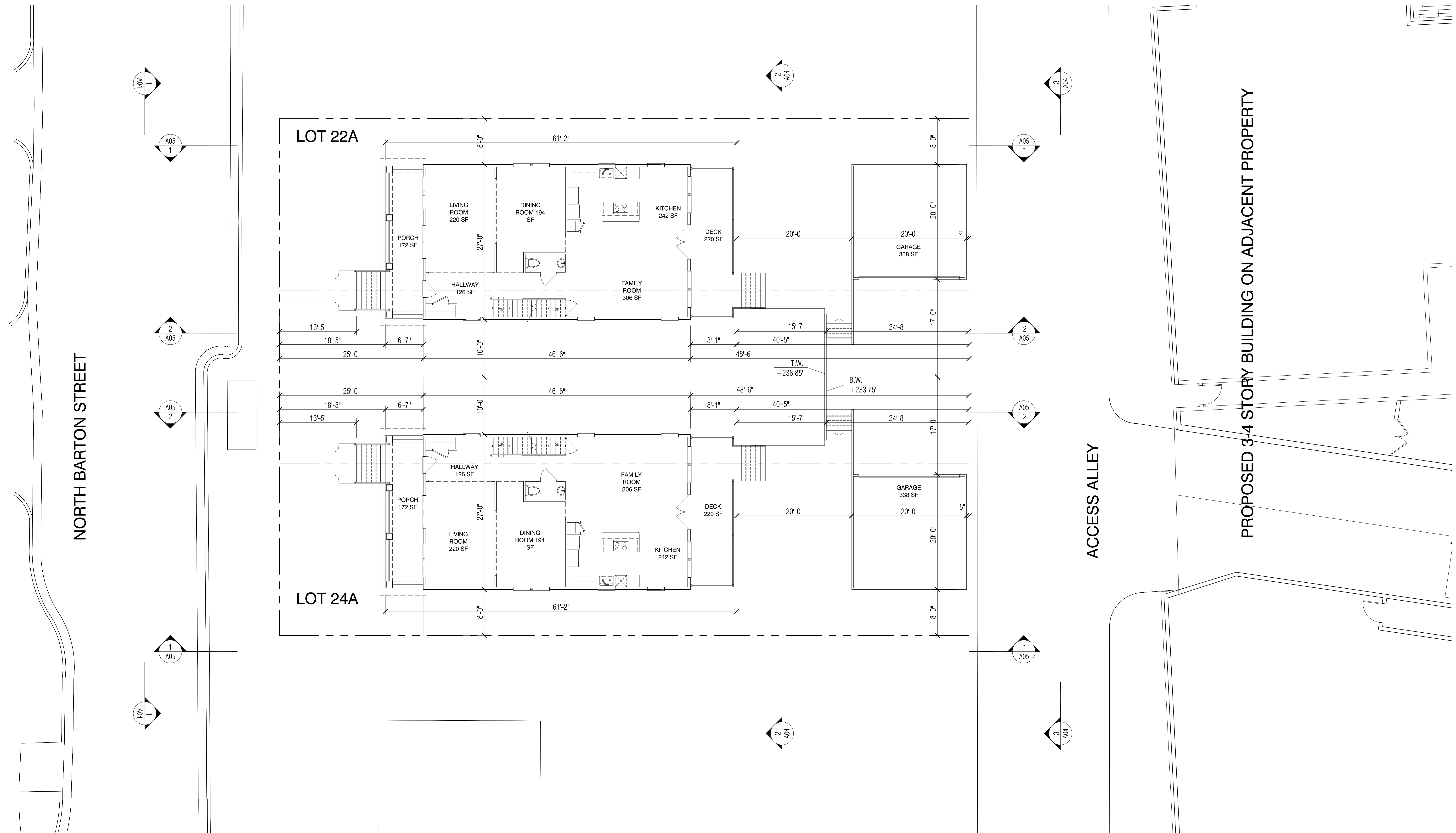
**What is the current on-street parking in front of the URD lots and what is required by code?** There are currently no parallel parking spaces along the Barton Street frontage of the URD property. “No parking” signs associated with the bus stop, and the existing curb cut for the Lee Center parking lot, prohibit parking in this area. Pursuant to the zoning ordinance, each single family home within the URD must have 2.5 spaces, one of which must be provided off street. The URD proposal calls for each home to have two garage spaces and then have the 5<sup>th</sup> space be provided on Barton Street, in accordance with zoning requirements.

## ***Setbacks***

**What are the URD “statistics?”** The use permit application filed with the County in February contained the “statistics” associated with the URD proposal. A summary of these is reprinted here.

- Total site area: 10,800 sf or 0.24793 AC.
- Total number of parking spaces: 5 standard spaces, or 2.5 per dwelling unit.
- Building Heights: between 33’-8” and 33’-9”.
- Coverage proposed: 4,792 square feet (44%).
- Coverage permitted: 5,400 (50%).
- Dimensions of Setbacks:

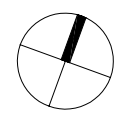
<i>Dimension</i>	<i>Required by Code</i>	<i>Proposal</i>	<i>Notes</i>
Front	25’-0” to house, 21’-0” to porch.	25’-0” to main house, 18’-5” to the porch.	A modification is requested for the porches only in order to bring the homes in line with others on the street.
Rear	1’-0” to garage.	5” to garage.	A modification is requested for the garages. The rear property line is adjacent to the alley serving the site plan project, providing rear-loaded garage access.
Side	8’ / 10’	8’ / 10’	Eight feet on one side and ten feet on the other.



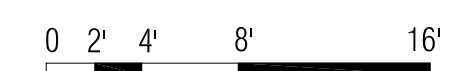
1 FIRST FLOOR PLAN

NOTE: INTERIOR SPACE LAYOUTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS TO BE DETERMINED AT BUILDING PERMIT SUBMISSION.

705/707 N. BARTON STREET



ARLINGTON COUNTY, VA



Scale: 1/8"=1'-0"  
Date: 2007-10-25

AbbeyRoad  
PROPERTY GROUP



A01

PROPOSED 3-4 STORY BUILDING ON ADJACENT PROPERTY

ACCESS ALLEY

NORTH BARTON STREET

LOT 22A

LOT 24A