

Background on Zoning and Policy Guidance

Vernon Street Duplex

New Site Plan

1201 N. Vernon Street

Project Webpage: <https://projects.arlingtonva.us/projects/vernon-street-duplex/>

Proposal

Applicant's Proposal:

- New Site Plan for:
 - Two-family semidetached dwelling to replace a one-family dwelling

Proposed Statistics:

- 2 units total
- 3 stories
- 1 parking space per unit



Proposed Modifications:

- Minimum Lot Area/Density
- Reduced Yard Setbacks
- Reduced Parking Ratio

Site Location

- Location:
 - North of Washington Blvd.
 - East of N. Vernon St.
- Ballston Virginia Square Civic Association (BVSCA) Neighborhood
- Currently developed with a vacant one-family dwelling



Existing Conditions



Zoning & Land Use



Land Use Designation*	Range of Density/Typical Use	Zoning**
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn

Thank You!

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Site Plan Review Committee (SPRC) Chair:

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