

## **2618 JOYCE STREET PROPERTY UPDATE**

### **2/10/2012**

The County has denied both the By-right Subdivision submittal and the Unified Residential Development (URD) submittal filed by Clifton Restorations, LLC, for 2618 S. Joyce Street. The reason for disapproval is that the S. June St. right-of-way is *not* a street on the County's Master Transportation Plan, as is required under the subdivision ordinance for it to be either extended, or used as "frontage."

A neighborhood group plans to petition the County Board to request that the "Pit Path" be given a special status as a bike/walk neighborhood trail with a long history of connecting two pieces of the neighborhood through the park.

If the developer proceeds with a by-right plan for a single house on the 2618 property, the permitting and construction will be subject to County regulations governing its development.

Previous message sent Jan 25:

### **Joyce Street Cul de Sac Development Proposal**

Last Thursday's ARCA meeting was a remarkable demonstration of our common interests—preserving the things about our neighborhood that are special to us—walkable trails, parks, trees, history (all those snow days sledding in "The Pit"), and a sense that we can help each other. We want to capitalize on all of that energy and put it to good use in the coming weeks.

Thank you to everyone for coming, listening attentively, asking thoughtful questions, and helping others understand the zoning questions on the 2618 S. Joyce St. property development proposals. We will be posting information on the ARCA website about the Joyce St. property, and keep you updated on organized efforts to support the park and "save the path." As updates and information on this proposal becomes available on the ARCA website, we will communicate with you via ARCA Neighbor.

### **Some Background on the Proposal**

As homeowners, we have certain rights to improve our properties. These rights are based on specific criteria that are indicated by the zoning designation (single-family, multi-family, etc). Changes within those constraints are under the purview of the landowner and do not require any other approval. A proposal has been submitted to Arlington County to subdivide the lot at 2618 S. Joyce St. to allow the building of three homes. The County staff is currently assessing that proposal to determine if that division meets the criteria listed in the part of the zoning ordinance that applies to that property. Once that assessment

occurs (likely within the next two weeks), the owner of 2618 S. Joyce will determine how to proceed. If the county agrees that his submittal meets the applicable zoning requirements, the owner has two options—to proceed according to his approved plan (no community involvement required)—or, to pursue an optional development plan under different zoning requirements (Unified Residential Development). If he pursues the URD, he agrees to work with the neighborhood, with some County assistance, to get neighborhood input into the final plan.

For your information, we offer the attachment to this email, and the following links. Again, there will be updates and further information offered via ARCA website <[www.arcaonline.org](http://www.arcaonline.org)> and this ARCAneighbor listserve.