

Online Engagement Opportunity

November 13 – December 1, 2023

1129 N. Utah St

(SPLN23-00006)

New Site Plan

1129 N. Utah Street (RPC #14-019-007)

Project Webpage: [1129 N. Utah St. – Semi-Detached Dwellings – Official Website of Arlington County Virginia Government \(arlingtonva.us\)](#)

Site



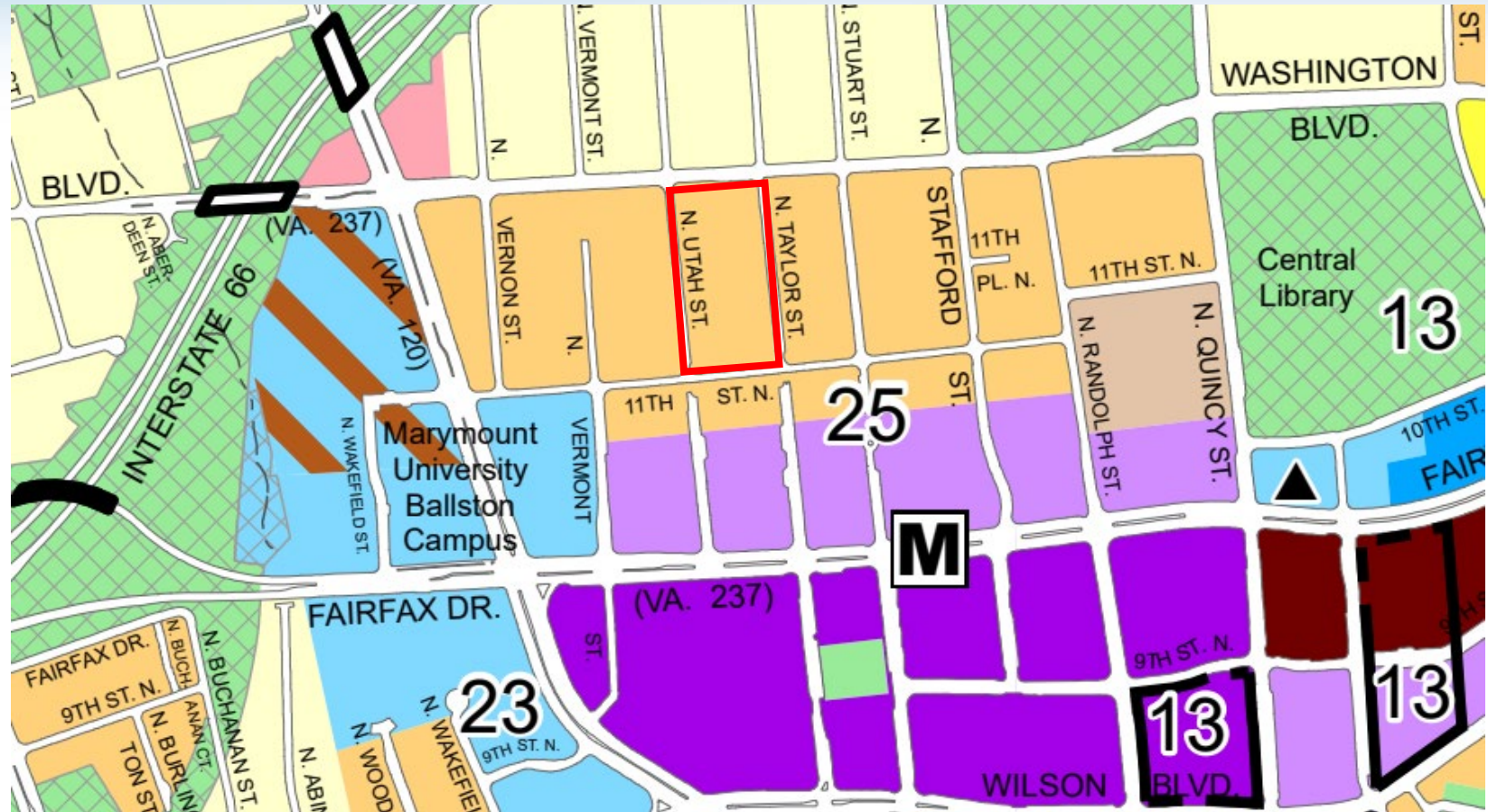
- Location: Mid-Block between Washington Blvd. (North) and 11th St. North (South)




Existing Conditions



- Single Detached Dwelling
- 6,000 square foot lot
- Alley Access Parking

Land Use



<u>Land Use Designation*</u>	<u>Range of Density/Typical Use</u>	<u>Zoning**</u>
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

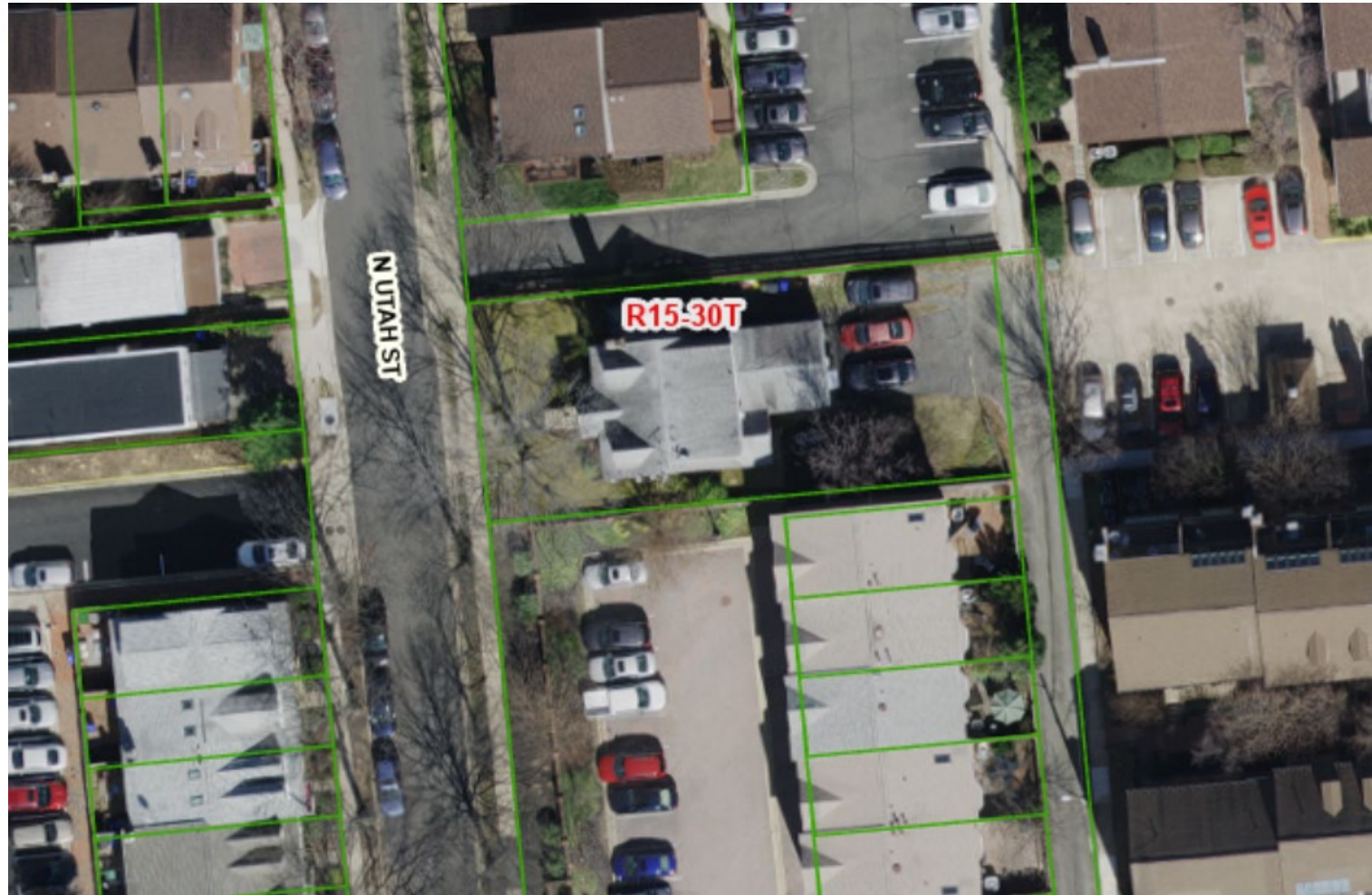
Zoning

Existing Zoning:

- “R15-30T” Townhouse Dwelling District

Proposed Zoning

- No Change



Development Proposal

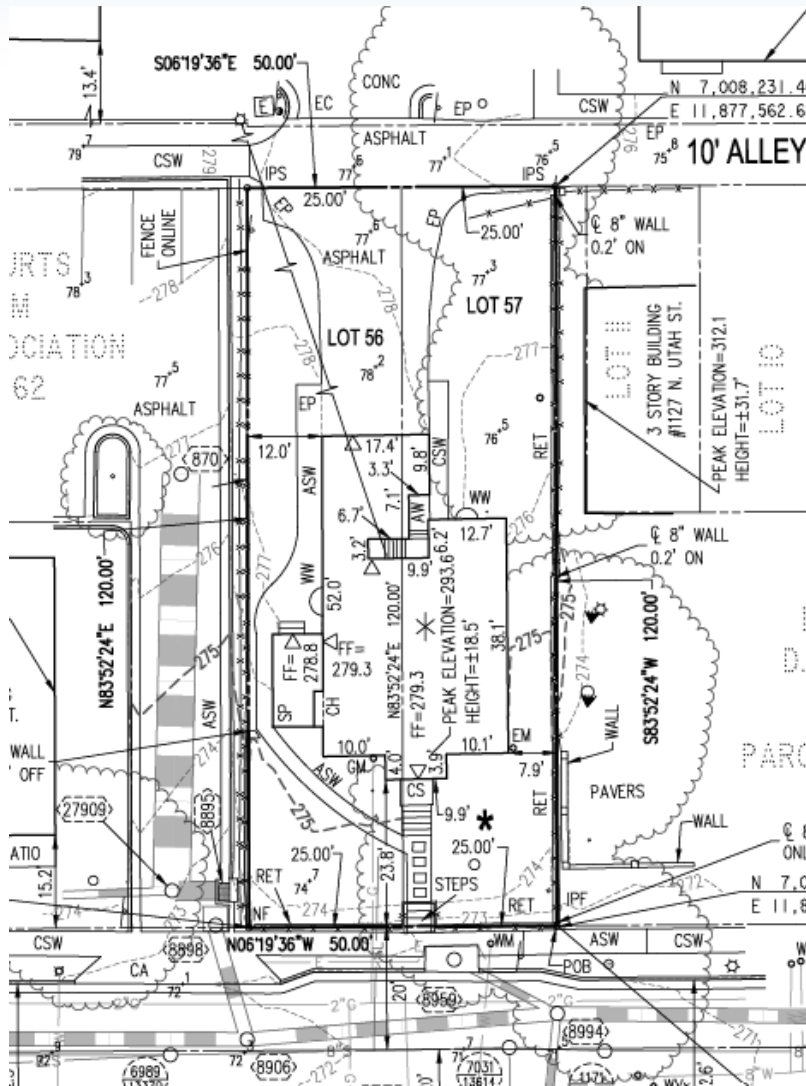


- 4-story semi-detached residential building
- Rear Garages

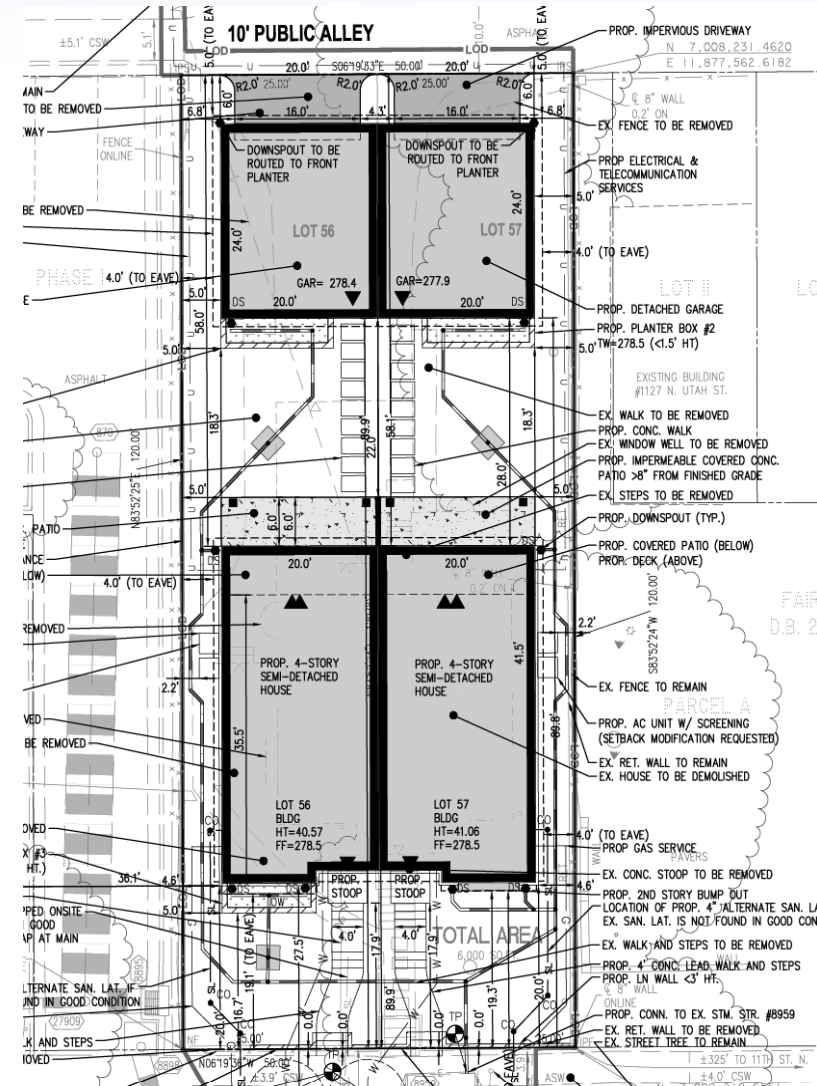
Modifications:

- **Setbacks**
 - Front Yard
 - Side Yard
 - Encroachment of A/C Units

Development Proposal – Site Layout

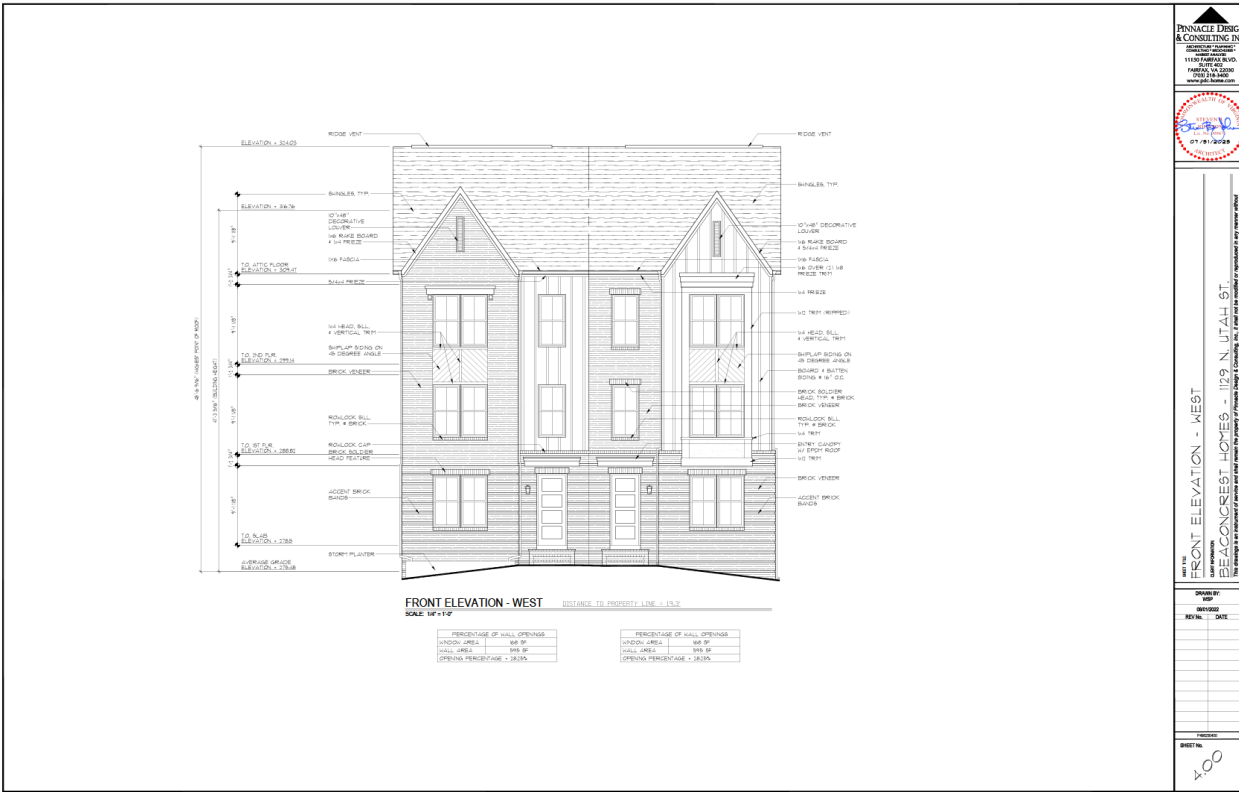


Existing



Proposed

Development Proposal - Elevations



Front



Rear

Development Proposal - Elevations

Side – Facing North



LEFT ELEVATION - NORTH DISTANCE TO PROPERTY LINE = 5'-10" TO EAVE
SCALE 1/8"=1'-0"

PERCENTAGE OF WALL OPENINGS	
WALL AREA	170 SF
WALL AREA	106 SF
OPENING PERCENTAGE	1.1%



RIGHT ELEVATION - SOUTH DISTANCE TO PROPERTY LINE = 4'-6"
SCALE 1/8"=1'-0"

PERCENTAGE OF WALL OPENINGS	
WALL AREA	170 SF
WALL AREA	106 SF
OPENING PERCENTAGE	1.1%

Side – Facing South

DRAWN BY: **Y&C**
 CHECKED BY: **Y&C**
 DATE: **07/18/2023**
 PROJECT: **BEACONCREST HOMES - 1129 N. UTAH ST.**
 SHEET NO: **01**

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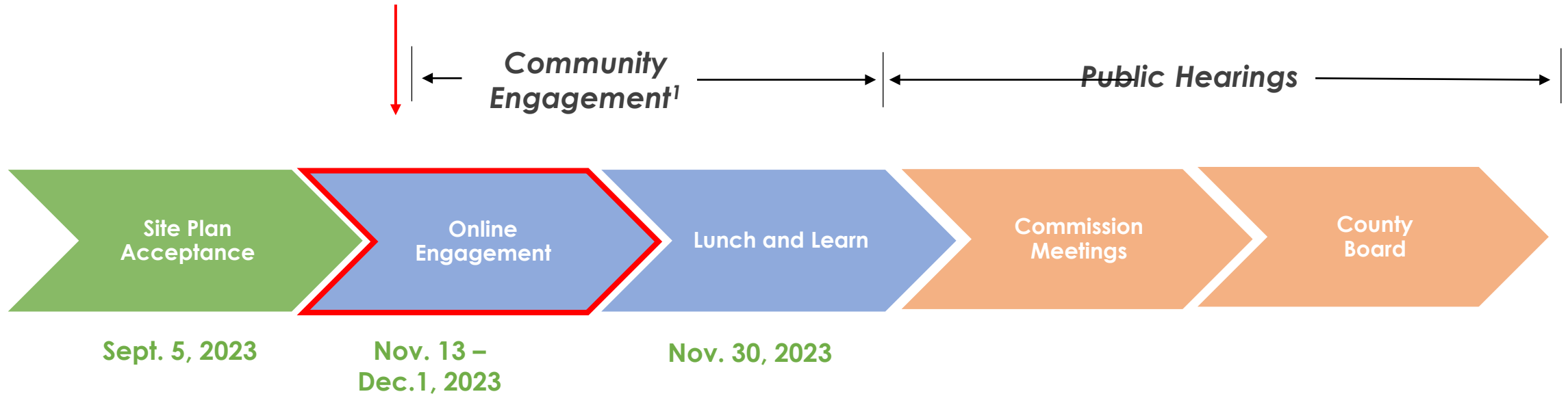
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Plan and Policy Guidance

- Ballston Sector Plan
- Expanded Housing Options
 - R15-30T zoning district not included in study.
 - Diverse housing type.

Public Process and Schedule

We are here



1. Due to scope of project instead of formal SPRC meetings, staff will hold one lunch time meeting to provide the community an opportunity to hear from the developer and provide feedback. Tenley Peterson will be SPRC Chair and provide the PC a report at PC meeting.

More Information

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1129-N-Utah-St-Semi-Detached-Dwellings>

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