



**ARLINGTON COUNTY, VIRGINIA**  
ARLINGTON COUNTY PLANNING COMMISSION

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**BRIAN HARNER**  
CHAIR

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COORDINATOR

**GIZELE C. JOHNSON**  
CLERK

April 9, 2013

Arlington County Board  
2100 Clarendon Boulevard  
Suite 300  
Arlington, Virginia 22201

**SUBJECT:**           1.    **SP #428** Purr Diem, LLC for conversion of an existing office building to a veterinary office, with modifications of Zoning Ordinance requirements for tandem parking and other modifications as necessary to achieve the proposed development plan; located at 3838 Cathedral Lane (RPC# 20-034-002).

**RECOMMENDATIONS:**   **Approve the ordinance approving a site plan to convert an existing office building containing 4,542 square feet to a veterinary office, subject to the conditions of the ordinance.**

Dear County Board Members:

The Planning Commission heard this item at its April 8, 2013 meeting. Commissioner Harner disqualified himself from the discussion and vote on this item, stating that he was employed as a paid consultant on the project and, as a consequence, the State and Local Government Conflict of Interests Act prevents him from participating in the matter.

The development team for the applicant, Purr Diem, LLC, was present, including Dr. Marcus Brown, applicant (Purr Diem); Tad Lunger, attorney (Bean, Kinney & Korman); Leonardo Sarli, architect (Laboratory for Architecture & Building); and Karen White and Brian Richard, engineer and landscape architect, respectively (Walter L. Phillips Inc). Mr. Lunger provided an overview of the proposed site plan to convert an existing office building to a veterinary office. He explained that the proposal would provide only interior and minor exterior renovations, resulting in no additional new gross floor area.

Peter Schulz, of CPHD Planning, provided an overview of the proposal’s planning implications, including the GLUP and zoning designations, and it’s consistency with the Buckingham Neighborhood Conservation Plan. Under the “C-O-1.5” zoning district veterinary offices are not permitted as a matter of right, but must be approved as a special exception site plan. Also present were Tom Miller of CPHD Planning and Joanne Gabor of DES Planning.

**P.C. #5.**

## **Planning Commission Reports**

### Site Plan Review Committee Report

Commissioner Forinash reported that the SPRC conducted one meeting on this site plan. The SPRC discussed the modest changes to the exterior of the building, including proposed access ramps from the parking lot and sidewalk to the front entrance, and changes to the fenestration. The discussion primarily focused on the public realm along Cathedral Lane, specifically the provision of sidewalk and the location of a pedestrian crossing. A significant mature tree would be preserved by creation of a bump-out in the sidewalk. Commissioner Forinash indicated that there were no outstanding issues.

### **Public Speakers**

There were no public speakers.

### **Planning Commission Discussion**

Commissioner Fallon asked if there will be any unused density on the site, to which Mr. Schulz responded that the proposed density would total .27 FAR which is below the maximum permitted density of 1.5 FAR. Mr. Schulz explained that under the “C-O-1.5” zoning district a veterinary office is not permitted, therefore a site plan is required, and if the developer desires to increase the density in the future, a site plan amendment would be required.

Commissioner Kumm thanked staff for working with the applicant to require provision of the mid-block crossing and sidewalk improvements, and preservation of the mature tree by bumping out the sidewalk.

Commissioner Iacomini referred to the sign on the entryway and asked if the development includes other signs or if it was shown for illustrative purposes only. Mr. Lunger responded that the signs shown in the drawings are illustrative and the applicant would comply with the requirements in the Zoning Ordinance for signs.

Commissioner Malis noted staff’s reference to the proposal’s consistency with the Buckingham Neighborhood Conservation Plan and asked if there is a letter of support, to which Mr. Schulz responded yes. Commissioner Malis also inquired about the snow removal requirement in Condition #59, to which Mr. Schulz explained that while the language is consistent with the snow removal ordinance, it goes further to require snow removal on interior walkways.

### **Planning Commission Motion**

Commissioner Forinash moved that the Planning Commission recommend that the County Board adopt the ordinance approving a site plan to convert an existing office building containing 4,542 square feet to a veterinary office, subject to the conditions of the ordinance. Commissioner Fallon seconded the motion.

The Planning Commission voted 12-0 to support the motion. Commissioners Cole, Ciotti, Fallon, Forinash, Harner, Iacomini, Klein, Kumm, Malis, Monfort, Siegel, and Sockwell supported the motion.

Respectfully Submitted,  
Arlington County Planning Commission

A handwritten signature in black ink, appearing to read "Brian Harner". The signature is written in a cursive style with a long horizontal flourish at the end.

Brian Harner  
Planning Commission Chair