

**Lot Coverage Examples**  
**November 20, 2023**

There are abundant examples of the impact of the current lot coverage rules throughout many Arlington neighborhoods. This list is just a sample brought to our attention, depicting the impacts of teardowns on mature tree canopy, stormwater runoff, and neighboring homes. Also attached is a recent Washington Post account of the 40 homes being built at “The Grove at Dominion Hills,” the old Febrey-Lothrop property. The initial “quick move-in” homes all have five bedrooms and five or six bathrooms, and range from over 4,600 square feet to over 5,000 square feet. Prices start at over \$1.9 million.

As noted below, some of these examples (marked with an asterisk) were included in a January 22, 2020, letter to the Chair of the County Board. Others (marked with a double asterisk) were included in a February 4, 2022, letter to Board Member Karantonis. Others reflect the proliferation of more recent teardowns. As noted in the first of these letters, in 2018 several DRCA residents raised their concerns about one of these properties with the Board, which responded that “you are raising broader, policy-level concerns about lot coverage” and other issues and that “your points regarding preservation of the existing housing stock in single family neighborhoods are well-taken.” At that time, the Board noted that *“[t]ools and strategies to address the challenge you describe are an active and ongoing conversation among Board members and staff.”*

Where County staff made available pursuant to our FOIA request the specific lot coverage percentages indicated in the underlying applications, we have provided that information below. Note that in some cases the percentages are lower because the lot is oversized for the district (and compared to neighboring homes). In others, the percentages exceed the baseline permitted by the Zoning Ordinance, because the design included a front porch, for which the ordinance adds 3% to the baseline percentage permitted. (This extra 3% is permitted as long as the front porch is at least 60 square feet, although 3% of the lot area often substantially exceeds 60 square feet.)

1. 3908 Military Road (site of October 21 visit).
  - a. R-10 (32% limit)
  - b. sale for \$895,000 to Houzzbuyer LLC in February 2021, “not market sale” in April 2023
  - c. 29.9% lot coverage
  - d. example of oversized lot issue (14,892 square feet)
2. 6101 N. 35<sup>th</sup> Street (at Ohio Street north of Williamsburg Boulevard)
  - a. R-10 (32% limit)
  - b. land sale for \$1 million to Delta Concrete (December 2021)
  - c. 34.4% lot coverage (includes 68 square foot front porch)
3. 6307 N. 35<sup>th</sup> Street
  - a. R-10 (32% limit)
  - b. land sale for \$905,000 (November 2022)
  - c. 33.6% lot coverage (includes 83 square foot front porch)
4. 3501 N. Powhatan Street
  - a. R-10 (32% limit)
  - b. land sale for \$845,000 in May 2023
  - c. 32.42% lot coverage (apparently includes front porch)

5. 5678 N. 18<sup>th</sup> Road (corner of Patrick Henry)
  - a. R-6 (40% limit)
  - b. land sale for \$905,000 in April 2021
  - c. teardown to build 6 BR home over 7,000 square feet
  - d. lot coverage percentage not obtained
  - e. example of oversized lot issue (9,809 square feet)
6. 1503 N. Buchanan Street
  - a. R-6 (40% limit)
  - b. land sale to Rock Spring Homes LLC for \$860,000 in September 2022
  - c. 38% lot coverage (includes 150 square foot front porch)
  - d. example of oversized lot issue (7,114 square feet)
7. 2222 N. Vermont Street\*\*
  - a. R-8 (35% limit)
  - b. converts 1953 3 BR home of 1542 square feet to 7 BR home of 5539 square feet
  - c. land sale for \$845,000 in December 2020, sale for \$2.15 million in May 2023
  - d. 35.39% lot coverage (includes 99 square foot front porch)
8. 4605 N. 26<sup>th</sup> Street (across from Terborgh/NVCT house)\*\*
  - a. R-10 (32% limit)
  - b. sold for \$3.5 million in September 2022
  - c. 33.7% lot coverage (apparently includes front porch; size unclear)
9. 4514 N. 25<sup>th</sup> Road\*
  - a. R-8 (35% limit)
  - b. 1960 rambler of 2,034 square feet replaced with four-story 6,104 square foot home
  - c. land sale for \$825,000 in April 2019, sale for \$2.05 million in July 2020
  - d. 30.7% lot coverage
  - e. Note height of 34 feet to roof *midpoint* to fit within 35-foot height limit
10. 3882 N. 30<sup>th</sup> Street
  - a. R-10 (32% limit)
  - b. land sale for \$850,000 in January 2017, sale for \$3.55 million in August 2022
  - c. lot coverage percentage not obtained
  - d. example of oversized lot issue (13,845 square feet)
11. 2370 N. Taylor Street\*
  - a. R-8 (35% limit)
  - b. land sale for \$690,000 in August 2018, sale for \$1.85 million in November 2020
  - c. 32.38% lot coverage (from prior information; permit figure not available)
12. 4210 N. 25<sup>th</sup> Street\*
  - a. R-8 (35% limit)
  - b. land sale for \$800,000 in July 2017, sale for \$2.19 million in March 2020
  - c. lot coverage percentage not identifiable from records