



Aurora Highlands Civic Association

To: Arlington County Board of Zoning Appeals

Re: 2709 S. Grant St., case no. ZCE180206

Date: March 5, 2019

The Aurora Highlands Civic Association opposes the after-the-fact use permit for the non-confirming deck, with 0 side setback, at 2709 S. Grant St.

We are aware that the owner/builder was issued a warning notice in late August for construction that had not been approved by the zoning office, and that construction continued after that without a permit.

AHCA's greatest concern is that, regardless of the particulars of this case, allowing a 0- or 2-foot setback on the record would set a terrible precedent that would be misapplied in the future. Approving the special use permit in this case would conflict with the purposes of the master plans and land use and zoning policies of the County.

AHCA therefore concurs with the Staff Recommendation that this use permit request be denied.

Please also correct the record to indicate the property in question resides within the boundaries of AHCA, not ARCA as indicated in the filed request.

Sincerely,

Miriam Gennari

President, AHCA