



Aurora Highlands Civic Association

March 13, 2019

Dear Members of the Arlington County Board:

In January the Aurora Highlands Civic Association heard a presentation by the attorney for Dan Gilbert, who owns the property at 734 South 21st Street. Mr. Gilbert built a room over his garage in 1983 with the requisite permits and a variance to allow the garage's existing 6' setback. Mr. Gilbert would like to rent the room above the garage as a bedroom with a small kitchenette. The current zoning ordinances define this as a detached Accessory Dwelling Unit (ADU). Mr. Gilbert's garage room meets all the current ADU requirements, including height, square footage and parking, but does not meet the additional requirement of a 1½ story building, specifically the 6" dormer setback and the height of his walls at the roofline exceed the 2' limitation. For these reasons, he cannot simply apply for an ADU permit or variance.

On March 13, Mr. Gilbert informed AHCA that he would be pursuing the matter with the County Board. Our members voted unanimously to lend our support. Considering that Mr. Gilbert's garage structure was built decades ago, appears to satisfy accessory dwelling (AD) requirements with minor exceptions in knee wall height and dormer setback, and has been used in the past as living space with no known issues from neighbors, AHCA supports Mr. Gilbert's efforts to extend legal AD status to the garage structure.

Thank you,  
Miriam Gennari  
President Aurora Highland Civic Association