



July 14, 2018 UPDATE:
Princetowne Estates has indicated they will no longer seek to develop townhomes and instead build 3-5 single family homes across lots A, B & C. Although this change would now be a BY RIGHT development project, the environmental impact and conditions regarding watershed & drainage, compromising the hill's stability, removal of mature trees, etc. remain the same.

Dashed red line is the approximate proposed subdivision of Lot B as described in the former townhome plan.

SUBDIVISION PLAN FOR PRINCETOWNE ESTATES' SINGLE FAMILY HOMES DEVELOPMENT NOT YET AVAILABLE

- Lots A, B & C are zoned R-10 (Single Family Homes). It is our understanding Princetowne Estates has a contingency contact on LOT A, a portion of LOT B, and LOT C.
- Lots A & B are owned by the same owners
- Lot A – Undeveloped. This lot requires S. Queen Street access through Forest Hills. Arlington County owns a 40' wide right-of-way between 2413 and 2426 S. Queen Street. There is only 47 FT between the front stairs of each home.
- Lot B – 1510 S. 24th Street. House Remains. Princetowne Estates is seeking to purchase back half the Lot through a subdivision process.
- Lot C – 2356 S. Pierce St. Existing home to be demolished and new home built.
- The combined properties of Lots A, B, and C, would be subdivided to accommodate 3-5 Single Family Homes.

County Right-of-Way Dedicated in 1973 by Forest Hills Builder, Van Metre. Van Metre family still owns 2413 S. Queen Street.