

TOWN OF VIENNA, VIRGINIA

WALL WAIVER REQUEST

PLANNING COMMISSION REVIEW

APPLICATION & CHECKLIST OF REQUIRED INFORMATION

M: 1509

APPLICATION NO. PF-07-18-ww

(NOTE: THIS FORM IS "LEGAL-SIZED")

(Office Use Only)

NAME OF PROJECT: Cadence on Center ACREAGE: 1.03 Acres

LOCATION: 135 Center Street, South ZONING: RM-2

OWNER(S): Cadence on Center, L.C.

ADDRESS: 407-L Church Street, S.E., Vienna, VA 22180 PHONE: 703-242-2300

ENGINEER: Land Design Consultants, Inc.

ADDRESS: 4585 Daisy Reid Ave, Ste. 201, Woodbridge, VA 22192 PHONE: 703-680-4585

ARCHITECT: Rust Orling Architecture, Inc.

ADDRESS: 1215 Cameron Street, Alexandria, VA 22314 PHONE: 703-836-3205

E-MAIL ADDRESS (for "Contact Person"): sandy@sekaishomes.com

The following is a list of information, or items, to be furnished with the wall waiver request in accordance with Chapter 18, Article 18, Section 18-172 of the Code of the Town of Vienna, Virginia. The wall waiver request will not be considered to be complete and eligible for review, or placed upon an agenda until the information listed below has been received at least twenty-eight (28) days prior to the next available Planning Commission meeting. All wall waiver requests shall be accompanied with the following information:

1. Four (4) folded copies of the approved site plan clearly designating the location of the wall that is the subject of this waiver request, and one (1) electronic copy of all documents and plan sheets—including the completed version of this application—in Portable Document Format (PDF).
2. Four (4) folded copies of original site plan and all data for the original submittal as required by Section 18-252 of the Town Code.
3. A written explanation of the requested wall waiver and the reasons therefore.
4. A list of all owners and addresses for those properties located adjacent to or abutting the subject tract.

(OFFICE USE ONLY)

FILING FEE PAID: \$ 2,000.00 DATE: Jan 10, 2018 RECEIVED BY: SA

LETTERS OF NOTIFICATION-DATE SENT: _____

REMARKS: _____

ACTION TAKEN ON APPLICATION:

DATE: _____ STATUS: _____ BY: _____ NOTES: _____

DATE: _____ STATUS: _____ BY: _____ NOTES: _____

DATE: _____ STATUS: _____ BY: _____ NOTES: _____

DATE: _____ STATUS: _____ BY: _____ NOTES: _____

Cadence on Center, L.C.

407 L. Church Street, N.E.
Vienna, Virginia 22180
703-242-2300

March 5, 2018

Ms. Cindy Petkac
Director of Planning & Zoning
127 Center Street, South
Vienna, VA 22180

Re: Cadence on Center Property
Request for a Waiver of the Masonry Wall Requirement

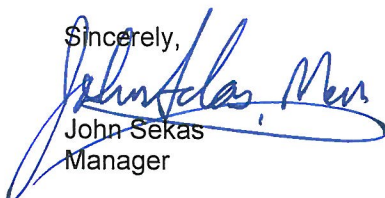
Dear Ms. Petkac:

The Applicant respectfully requests your review and approval of a waiver Zoning Ordinance requiring the construction of the masonry wall in lieu of additional landscaping and larger tree sizes from the approved plan as attached. Our justifications for the request are as follows:

1. The current western boundary contains a six (6) foot tall wood fence on the common boundary providing ample screening.
2. The trees on the approved plan are 2" – 2 ½" caliper and/or 6'-7' tall trees.
3. The current masonry wall on the approved site plan will provide no further screening than the existing wood fence (see attached photo).
4. The current masonry wall on the approved site plan will be detrimental to the roots, growth and trimming of the proposed landscaping.
5. The applicant is proposing to add four (4) additional evergreen trees for screening as well as increasing the size of the all the Evergreen trees to the larger from 6' – 7' size to 8' – 10' size to provide a more immediate screening (see attached plan).
6. The applicant is proposing to install a 45-foot section of 6-foot-tall masonry wall at the end of the turnaround to make ensure that vehicular lights do not shine onto the neighbor's yard.
7. The applicant has reached out to both neighbors to the west and the most immediately impacted neighbor is in support of our new proposal (see attached).
8. The applicant, per the neighbors and the Town of Vienna Arborist suggestions, move the trees away from the property line, change the species to native species and placed the new trees in the more desired locations.

If you require any additional information or have any questions please do not hesitate to contact me at your earliest convenience.

Sincerely,



John Sekas
Manager

LOCUST STREET, S.W. - ROUTE #6935
 (60' RIGHT-OF-WAY WIDTH)
 (4,600 VPD, VDOT 2015)
 (POSTED SPEED 25 MPH)

TEST P

Q.P. 1

LA 1

Q.P. 1

LA 1

Q.P. 1

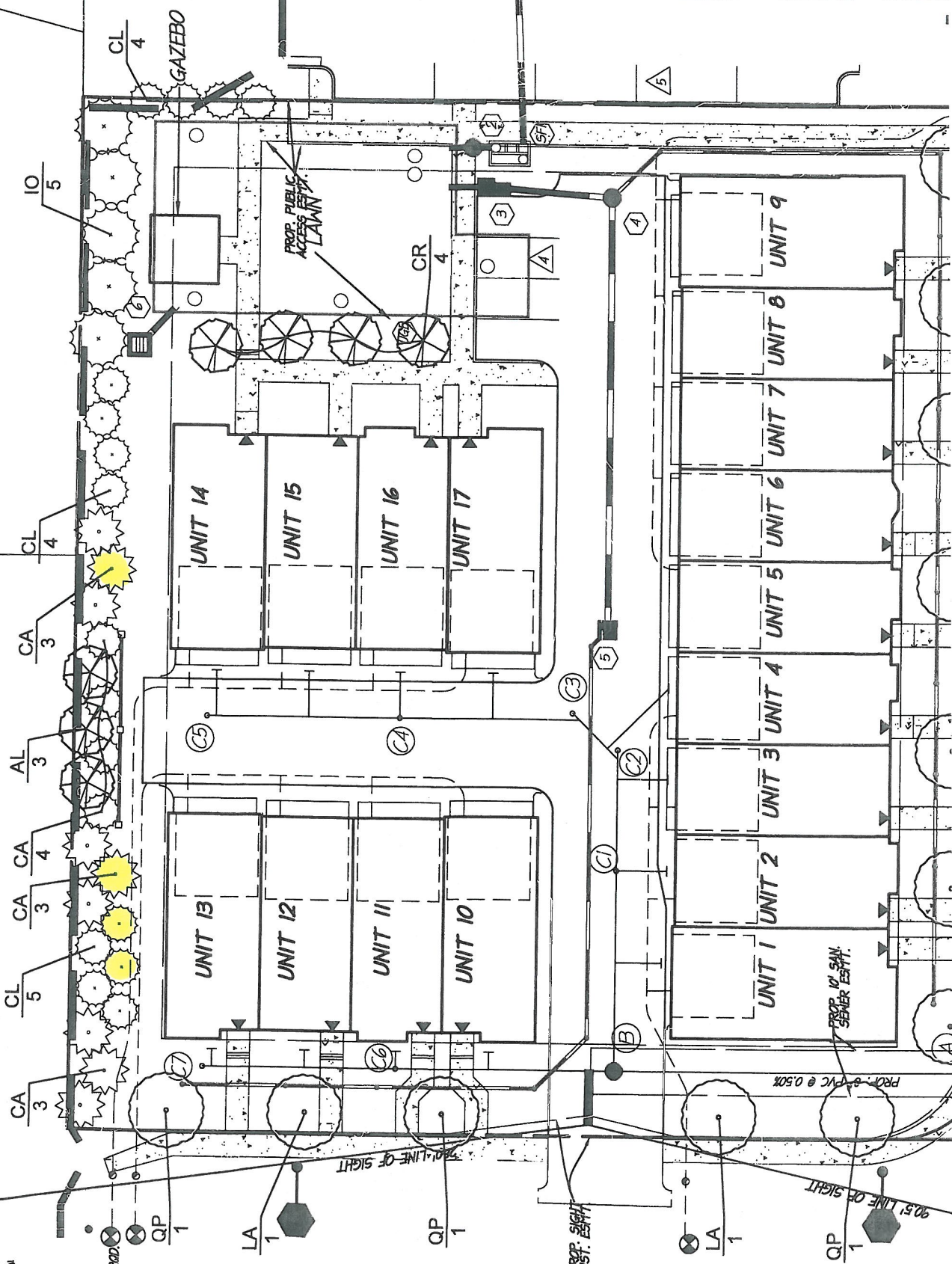
PROP. 8" PVC @ 0.50%

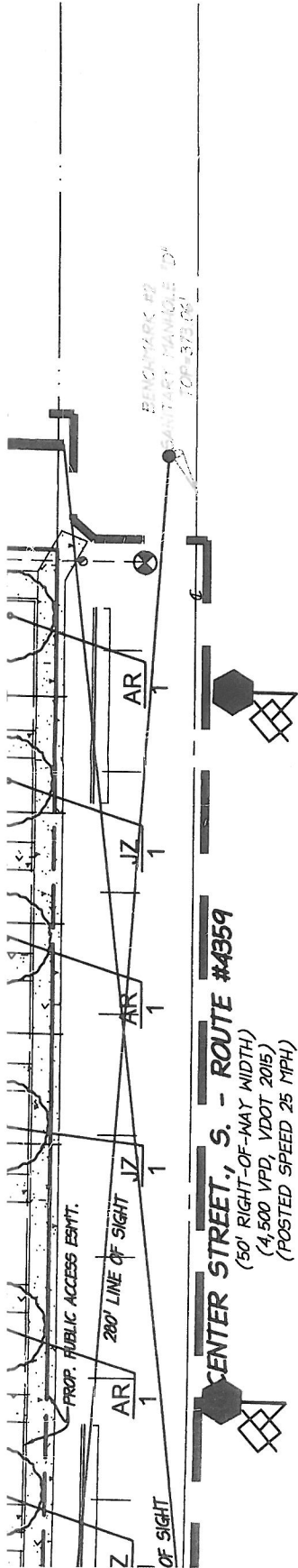
PROP. 10" SAN. SEWER EST. 11"

90.5' LINE OF SIGHT

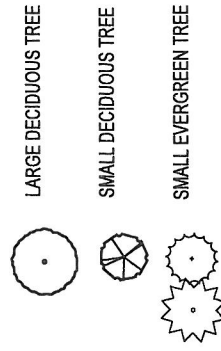
90.5' LINE OF SIGHT

PROP. SIGHT DIST. 150'





LEGEND:



PLANT SCHEDULE						
Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	10 Year Canopy Coverage (sq. ft.)
AR	Acer rubrum (Red maple)	4	2-2.5" Cal.	B&B	AS SHOWN	300
JZ	Nyssa sylvatica (Blackgum)	3	2-2.5" Cal.	B&B	AS SHOWN	200
LA	Tilia americana (American Linden)	2	2-2.5" Cal.	B&B	AS SHOWN	300
QP	Quercus Phellos (Willow Oak)	3	2-2.5" Cal.	B&B	AS SHOWN	300
Total		12				
AL	Amelanchier x 'Autumn Brilliance' (Autumn Brilliance serviceberry)	3	2-2.5" Cal.	B&B	AS SHOWN	100
CA	Green Giant Arborvitae (Thuja (standish x plicata) 'Green Giant')	13	8-10" Ht.	B&B	AS SHOWN	100
CR	Cornus x 'Rutigan' (Stellar Pink Dogwood)	4	1-1.5" Cal.	B&B	AS SHOWN	100
CL	Cupressus Leylandii (Leyland Cypress)	13	8-10" Ht.	B&B	AS SHOWN	100
IO	Ilex opaca (American holly)	5	8-10" Ht.	B&B	AS SHOWN	100
Total		38				
	Plants	50				
						7100

GRAPHIC SCALE:
1" = 20'



Town of Vienna
Town Council
Planning Commission
127 Center Street, South
Vienna, VA 22180

RE: Cadence on Center
135 Center Street, South

To whom it may concern:

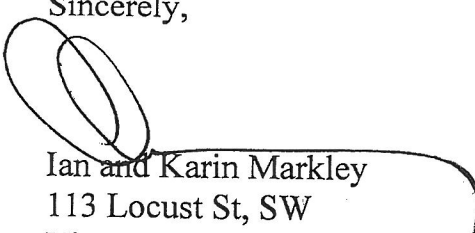
It is our understanding that the owner of the above referenced property has submitted a request for a waiver for the modification of the masonry wall that is included on the site plan and would be adjacent to our property.

A wood six-foot-tall privacy fence is currently in place on our common property line. In lieu of having a wood fence and a 200' masonry wall, we would support the shortening of the masonry wall to 45' behind the asphalt road between lots 10-13 and 14-17. Additionally, four extra evergreen trees would be planted and the size of the other 27 evergreen trees would be increased to the 8'-10' size ILO of the required 6' height. Four of the trees originally located alongside lot #14 would be relocated to be planted alongside lot 13.

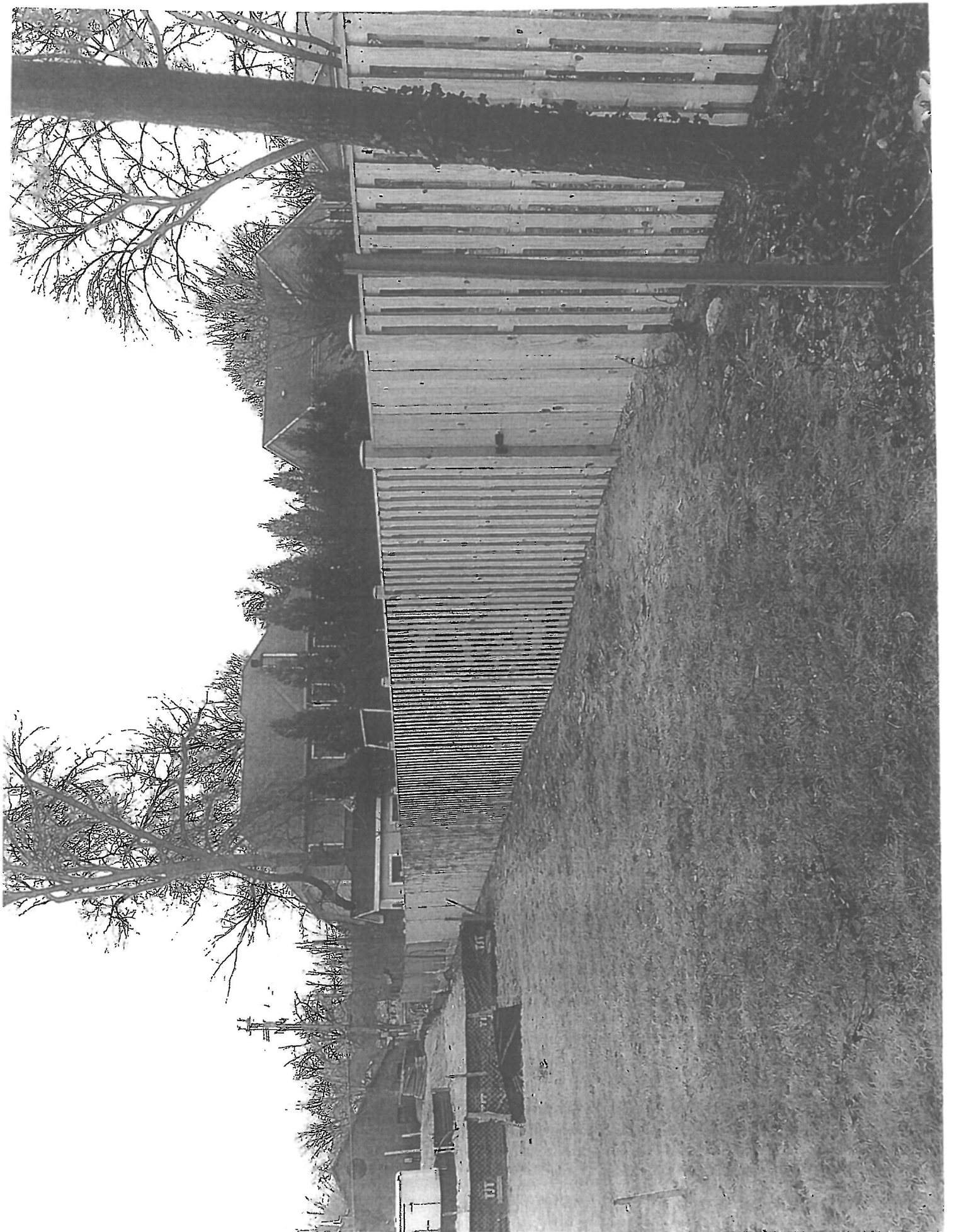
We believe that the full length masonry wall would be of no added benefit compared to the additional trees and increasing the size of the trees that are already included in the plan.

Thank you for your time and consideration on this matter.

Sincerely,



Ian and Karin Markley
113 Locust St, SW
Vienna, VA 22180



CADENCE ON CENTER		
ADJACENT OWNERS		
TAX MAP	ADDRESS	PROPERTY OWNER
0384 02 0146	127 Center Street, South	The Town of Vienna
0384 02 0149	211 Center Street, South	The Town of Vienna
0384 15 0118A	113 Locust Street, S.W.	Ian C. Markley
0384 15 0107A	112 Hickory Circle, S.W.	Vagihalzaman B. Borgeney
0384 02 0141	128 Center Street, S.E.	School Board of Fairfax County