



David Levy
127 Center Street S.,
Vienna, VA 22180

July 1st, 2024

Dear Mr. Levy,

Please accept this letter for our proposed new development at 128 Nutley Street, NW, Vienna, VA 22180.

Our goal is to rezone from low-density residential to residential multi-unit (RMU) to provide more housing diversity to the community rather than developing two single family homes. We feel such a goal is consistent with the Town's comprehensive plan and hope to work together with the Town during the work session scheduled for July 10th, 2024. Attached to this letter we have provided two layout designs for the property and along with a description for each below.

Our first proposed layout, labeled "Layout 1 Illustrative", provides the best functional and aesthetic use for 10 – 20' wide townhouse condominium units. Its functionality allows for each unit to accommodate normal 16' garages rather than providing compact or tandem car parking with 18' wide units. Additionally, with each townhome is facing Windover and Nutley, homeowners will not be required to back out into a combined back-to-back alley, as shown in "Layout 2." Aesthetically, all 10 town homes will have front doors facing Windover and Nutley and will be consistent with the design of the townhomes built at Cadence on Center Street. This layout will require two modifications of the side yards to accommodate full 20' units due to the dedication of right of way which is required. Without the dedication there would be plenty of room to accommodate the units without the need for any modifications.

Our second proposed layout, labeled "Layout 2" requires no modification but does not allow for all 20' units. The 18' foot unit will require tandem or compact car parking, which in result, ultimately removes the basement living level and drastically reduces the square footage and usability for the future homeowners. Additionally, with an alley access, all 10 units will have driveways facing one another which will reduce functionality for the alley. Units one through five will not be facing Windover, as shown in Layout 1, which we feel aesthetically displeasing. Lastly, the parking is not located within the community as in Layout 2.

We appreciate the Town accepting our layout and look forward to working together to create another great project for the Town of Vienna.

Warm Regards,

Connor Sekas
Vice President