



Department of Planning and Zoning  
Town of Vienna, Virginia  
127 Center Street South  
Vienna, VA 22180  
Phone: (703) 255-6341  
Email: DPZ@viennava.gov

## Project Overview

#1481570

**Project Title:** 130 Wilmar PI NW - Variance

**Jurisdiction:** Town of Vienna

**Application Type:** Variance

**State:** VA

**Workflow:** 1. Variance Review

**County:** Fairfax

## Project Contacts

### Contact Information: Applicant

Collin Sekas  
Sekas Homes LTD  
407 Church St NE  
Vienna , VA 22180  
P:703-242-2300  
[collin@sekashomes.com](mailto:collin@sekashomes.com)

### Contact Information: Owner

Regina Salta  
  
130 Wilmar PI NW  
Vienna , VA 22180  
P:240-882-0781  
[reginaesalta@gmail.com](mailto:reginaesalta@gmail.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:**

Contractor,Engineer

### Contact Information: Contractor

Michael Van Atta  
McGuireWoods LLP  
1750 Tysons Blvd  
McLean, VA 22102  
P:7037125335  
[mvanatta@mcguirewoods.com](mailto:mvanatta@mcguirewoods.com)

### Contact Information: Engineer

Rob Abdoulmouna  
Land Design Consultants  
2650 Park Tower Drive, Suite 250  
Vienna, VA 22180  
P:7032910759  
[rob@ldc-va.com](mailto:rob@ldc-va.com)

## Project Description

### Project Description:

Proposed Variance for minimum lot width and lot size to construct a single family detached dwelling on Parcel 38-4 ((3)) 61, which is a vacant and nonconforming lot that has existed since 1924. The proposed Variance will be concurrent with a Plat of Consolidation as the parcel is technically made up of lots 61 and 62. The consolidated lot would be 7,000 SF. While that would not meet the minimum requirements of the RS-10 district, the lot size and proposed single family home would be consistent with the

**Fairfax County Building Permit Number(s):** Fairfax County Tax Map Parcel 38-4 ((3)) 61

surrounding development.

## Project Address

### Project Address:

- PARCEL 38-4 ((3)) 61 (Unverified)
- 130 WILMAR PL NW

### Suite:

### Parcel (PIN): Address/Parcel

- 130 WILMAR PL NW: 0384 03 0063

### Town Limits: Address/Parcel

- 130 WILMAR PL NW: IN TOWN OF VIENNA

### Current Zoning: Address/Parcel

- 130 WILMAR PL NW: RS-10

**Proposed Improvements:** New single family detached dwelling unit

**Requested variance(s) from the Town Code:** Variance for the creation of a new lot with less than 10,000 SF in lot area and less than 75 linear feet lot width at the midline and less than 60 linear feet lot width at the front building line, as required by the RS-10 Zone.

### Describe how zoning ordinance unreasonably restricts use of the property:

The granting of the proposed Variance will alleviate a unique hardship due to the physical condition of the Property's existing lot size and width. Without the Variance, there is no feasible development on the Property and utilization of the Property would be unreasonably restricted.

### Describe any hardships related to physical conditions of the property:

The existing parcel is made up of two "railroad" lots. Cumulatively, these two lots yield 7,000 SF lot area and 50 feet in width.

### Describe how condition or situation is unique to your property:

While a number of other properties in the immediate vicinity of the Property are deficient for the required lot size and/or width in the RS-10 Zone, these lots have previously been developed with single family structures (either the original dwellings or new dwellings replacing the original dwellings) and did not require a Variance for development. On the contrary, the Property is vacant and requires the proposed Variance to permit any reasonable development.



## Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

## APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

I am the property owner

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Variance and Lot Consolidation for 130 Wilmar PI NW. The Variance applies to Parcel 38-4 ((3)) 61 [lots 61 and 62] for lot area and lot width. Two lot consolidations are proposed - one for Parcel 61 [lots 61 and 62], and one for Parcel 63 [lots 63, 64, and 65].

at the following address: 130 Wilmar PI NW

Applicant Name (fill out if owner is not applicant): Sekas Home LTD

Signed by:

530EC212264F416...

9/17/2024

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner's Name: Regina Salta

Regina E. Salta

F5083D02937445D...

9/17/2024

Signature of Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_