

**Swan Homes, LLC**  
**910 Ninovan Road SE**  
**Vienna, VA 22180**

January 23, 2015

To,  
Vienna Mayor  
Vienna Town Council  
Vienna Town Attorney  
Vienna Town Manager

Subject: Portion of Ninovan Road SE East of Tapawingo Road and adjacent to 911  
Ninovan Road SE.

I, Satpal Sahni, Manager, Swan Homes, LLC ("Swan Homes"), the property owner of 911 and 916 (including Lot 4A) Ninovan Road SE, Vienna hereby solicits the consideration of the Town of Vienna authorities in the matter of the vacation and sale of the referenced parcel owned by the Town of Vienna.

Submitted herewith as part of the Application for Vacation of An Alley or Public Way made on August 28, 2014, are the documents required by Town's procedures:

1. Surveyor's Plat
2. Metes and Bounds (legal description)
3. Proposed Deed of Consolidation
4. Real Estate Appraisal Report

### **Background**

Swan Homes presents the following background information to establish the basis for the vacation and sale of the subject parcel:

- Onondio Cove Subdivision Plat is proposed in which the subject parcel is assembled and integrated. The Subdivision Plat is presently under Department of Planning and Zoning (DPZ) review.
- Lot 7A (911 Ninovan Road SE), heretofore, does not have access to a travel way and is a non-conforming lot.
- Swan Homes has conducted an appraisal performed by an independent, certified and licensed real estate appraiser, a copy of which is included.
- According to the Real Estate Appraisal Report (item 4 above) and the DPZ Staff Report for the Regular Meeting of January 28, 2015 dated 23 January 2015, Swan Homes does not gain or loss a lot with the assemblage and integration of the subject parcel with the existing lots to form the proposed Onondio Cove Subdivision.

### **Considerations – Storm Water Management and Tree Canopy Coverage**

As proposed in the Subdivision Plat, Swan Homes will provide the following considerations:

1. Procure additional nutrient credits in excess of its water quality compliance requirement to assist in the Town's storm water management. This consideration will cost Swan Homes an additional Dollars Five Thousand Five Hundred Eighty and 00/100 (\$5,580.00).
2. Meet the tree canopy coverage requirement (20%) at additional cost on a per lot basis in lieu of the required compliance on the basis of the entire subdivision.

**Offer**

Based upon the appraisal, Dollars Three and 00/100 (\$3.00) per square foot is the valuation of the referenced parcel totaling Seven Thousand One Hundred Two (7,102) square feet as described in the Metes and Bounds and Surveyor's Plat. The offer to purchase this parcel from the Town of Vienna is Dollars Twenty-one Thousand Three Hundred Six and 00/100 (\$21,306.00). This offer price is exclusive of the considerations.

Aside from the sale price for the vacation of the subject parcel, the Town of Vienna will gain in tax revenues by enabling significant enhancements to the Onondio community and bringing Lot 7A into compliance to existing zoning ordinances. Swan Homes hope that this offer is considered favorably by the Mayor and the Town Council and the subject parcel is vacated and available for purchase and subsequent integration into the Onondio Cove Subdivision. Thank you for your consideration.

Respectfully  
For Swan Homes, LLC,  
Satpal Sahni  
Manager