



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
p: 703.255.6341  
TTY 7111

## Meeting Minutes - Final Planning Commission

---

Wednesday, March 8, 2023

7:30 PM

Council Chambers - Vienna Town Hall

---

*The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, March 8, 2023, in Vienna Town Hall, Town Council Chambers. Commissioners present were Chairwoman Jessica Plowgian, Keith Aimone, Stephen Kenney, David Miller, Stephen Kenney, Jessica Ramakis, Matthew Glassman, and Deepa Chakrapani. Staff members present were David Levy, Kelly O'Brien, Andrea West, John Jay Sergeant, and Jennifer Murphy.*

### Roll Call

*All members present.*

### Communication from Citizens and/or Commissioners

*None*

### Public Hearings - None

### Regular Business

1. [PC23-199](#) Recommendation to Town Council on application for boundary line adjustment and consolidation of parcels for parcels 0393 03110009B (which has no address) and 0393 25 0024, also known as 405 Onondio Circle SE. Application filed by Betsy DeShazo of Caliber Developments LC.

*Zoning Administrator, Andrea West provided staff's report, stating that this is an application for a request for boundary line adjustment and lot consolidation of two residentially zoned properties, requiring recommendation to Town Council. The combined property would create a 20,952 square foot lot. Should the Town Council approve the request, the owner intends to construct a new house fronting onto Onondio Circle SE. The request meets the Town's Comprehensive Plan for future land use for low density for both parcels. The application is scheduled for review with Vienna Town Council for final decision on April 10, 2023.*

*Ms. West explained that the current lots do not meet minimum lot requirements for RS-12.5 zoned properties, which are less than the 12,500 square foot minimum. Further discussion followed regarding the history of the Anderson subdivision and the two other land locked parcels. Members of the Commission questioned whether the land locked parcels required access easements.*

*The applicant, Colin Sekas, of Caliber Developments, LC was invited to present. Mr. Sekas explained that a full title search going back to 1927 was performed on the*

lots, which found only Vepco, sanitary, and storm easements on the properties. No access easements were found to be registered for either property. Commissioner discussion considered the cul de sac easement currently shown on the property. Mr. Sekas advised that they would be willing to vacate if necessary, stating that the intent is to create one clean title of one parcel for the buyer as opposed to two deeds from two different subdivisions.

Concluding discussion, Chairwoman Plowgian invited members of the public to speak.

Karen Newcomb, residing at 403 Onondio Circle SW, stated concern that the consolidation would adversely affect the neighborhood as well as create adverse runoff from construction. Stating that the impact of such construction would change the sense of community, she asked whether construction includes both parcels or just one.

Daryl Newcomb, residing at 403 Onondio Circle SW, stated that he had similar concerns that the future project will be out of context with the other houses on the block.

Sean Conroy, residing at 407 Onondio Circle SE, stated concerns regarding runoff adversely affecting the wildlife currently on the rear parcel. He had additional concern for the potential scale that the newer lot would allow.

To assist the commissioners in discussion, Mr. Newcomb noted the location of the creek bed, stating that it is runoff from the Navy Federal Credit Union site. Town Engineer, John Jay Sergeant, stated that the channel was installed with a storm pipe, but it is not within a flood plain, Resource Management Area (RMA) or Resource Protection Area (RPA) on the channel.

Further discussion followed, determining that the Commission cannot dictate or restrict the size of the house. As the proposed consolidation would be an improved condition from the current lot configuration, the Planning Commission could not deny or consider whether it would afford a larger house.

There being no further discussion, a motion was in order.

Commissioner Kenney moved that the Planning Commission recommend that the Town Council approve the boundary line adjustment as proposed by the applicant, resulting in parcel 0393 03110009B becoming part of Section Three of the Oak Grove Subdivision, and also approve the lot consolidation of parcels 0393 03110009B and 0393 25 0024, which is 405 Onondio Circle SE, to become a new and larger parcel that will be known as 405 Onondio Circle SE with legal verification that no easements exist.

Motion: Kenney

Second: Miller

Roll call vote: 7-0

## 2. [PC23-198](#)

Code Create Discussion: Article 4 - Development Standards - Single-Unit Detached Residential Uses and Discussion of Staff Briefing on Maple Avenue setbacks and building heights

Director Levy explained that residential standards having to do with heights and

setback are located in Article 2. Staff is presenting Article 4, which includes other standards. Town Council heard the same presentation, providing their feedback at their Monday, March 6th conference session.

Ms. O'Brien presented Article 4 (Development Standards) proposed draft language, with implemented charts and graphics. Members of the Commission liked the use of charts and example graphics. Feedback provided encouraged two (2) corner lot examples and a 3-ft accessory structure setback distance. Commissioners discussed residential garage driveway width requirements and permitting demonstration via auto turn software. Commissioner Kenney will provide modeling with Department of Public Works staff comments.

Concluding Code Create review the Commission discussed future Code Create calendar scheduling. Director Levy stated that staff is working towards a July 10th deadline, which is the last council meeting date before summer break. Staff will create a full draft document for review and adoption after summer break. Current anticipated public hearing dates are May 8th, 10th, 17th, and the 24th with a joint session held after public testimony is closed. Staff suggests keeping public comments open via email to May 17th.

Further discussion followed with commissioners expressing interest in public feedback and commercial corridor discussions. Staff anticipates public outreach to occur in the first week in May at the Farmers Market. An On Deck with Mercury is currently scheduled in April with a Vienna Voice article and social media ramping up for public engagement. Staff is also planning to hold an open house to help educate the public on proposed code updates. Mr. Levy stated that, in an effort to engage the commercial sector, three outreach sessions were recently completed. Audio links will be uploaded to the Code Create site.

## New Business

None

## Planning Director Comments

Director Levy reported the following:

- March 22nd meeting on Roberts Rules Review with Colette Collier
- April 12th possible Code Create meeting to review Articles 2 & 5
- Announced that the new Senior Planner, Dorothy Baker, has joined the department.

## Approval of the Minutes:

*The following meeting minutes were accepted as part of the record.*

January 11, 2023 - Regular Meeting Minutes

January 25, 2023 - Comp Plan Subcommittees 1&2 Work Session Minutes

February 8, 2023 - Work Session Minutes

## Meeting Adjournment

*The meeting adjourned at 9:42 pm.*

*Respectfully submitted,*

*Jennifer Murphy*

*Clerk to the Commission*

*THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.*