



# Town of Vienna

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TTY 7111

## Meeting Minutes Planning Commission

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Wednesday, April 23, 2025

7:30 PM

Charles Robinson Jr. Town Hall, 127 Center  
St. South

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### 6:30 PM Work Session Scheduled Before Regular Meeting

*The Planning Commission met for a regular meeting at 7:30 PM on Wednesday, April 23, 2025, in the Vienna Town Hall Council Chambers. Commissioners present were Chairman Matthew Glassman, Keith Aimone, Jessica Plowgian, Stephen Kenney, David Miller, & Deepa Chakrapani (departed at 9:00 pm). Staff members present were Director of Planning & Zoning, David Levy, Deputy Director of Planning & Zoning, Kelly O'Brien, Principal Planner, Lyndsey Cloutre, Town Engineer, John Sergent, and Clerk to the Commission, Jennifer Murphy.*

### Roll Call

*Commissioner Noble was absent.*

### Communication from Citizens and/or Commissioners

*None*

### Public Hearings

Public hearing on a proposed rezoning at 128 Nutley Street NW from the Residential - Single-Unit, 12,500 sq. ft. Zone (RS-12.5) to the Residential - Multi-Unit Zone (RMU) for a proposed nine-unit townhouse development.

*Town Principal Planner, Lyndsey Cloutre presented staff's report, stating that the application request is to rezone the property from the current residential zone (RS-12.5) to a residential multi-unit zone (RMU) to redevelop the property for a nine (9) unit townhouse development. The 29,553 square foot lot, located at the corner of Nutley Street NW and Windover Avenue NW is surrounded by commercial properties, townhomes, and residential single-family lots. The current RS-12.5 residential zoning only permits detached residential single-family dwellings as a by right use, with a minimum lot size of 12,500 square feet. The properties situated to the west of the lot are currently zoned RMU. The Town's Comprehensive Plan Future Land Use map designates the subject lot as low density residential, which envisions single-family detached residential. The applicant is proposing to rezone the property from residential to multi-tenant use to allow for the proposed townhouse development.*

*Ms. Cloutre stated, if approved, the applicant proposes to submit an application for nine (9) townhomes on the property, which would be less than the maximum allowable twenty (20) unit per acre within the RMU zone. The height of the proposed units will be 34 ft. with parapets extending facades another 22 inches above the highest roof point. This is permitted per Town Code, Sec. 18-212, with final approval*

*of all features subject to Board of Architectural Review (BAR) approval per Sec. 18-212.1.C.*

*Presenting concept rendering designs and elevations, she stated that each unit would have a 2-car parking garage with an additional four (4) parking visitor spaces at the southeast corner of the property. This exceeds the required 1 space per 5 dwelling units. Additionally, the proposed plan provides 33% adjusted site area, or roughly 8,400 square feet of open space, exceeding the 30% open space requirement in the RMU zone. The applicant is also proposing three proffered conditions, which include updated ROW along Nutley Street and Windover Avenue NW, 6 ft sidewalks connecting to existing sidewalks, and an ADA-compliant marked pedestrian crosswalk at the corner intersection. The applicant further supports providing additional traffic calming measures that the community may be interested in.*

*Ms. Clouatre stated that the Town Comprehensive Plan provides mixed messaging for the proposed rezoning. The Future Land Use map supports low density residential uses and language within the plan potentially supports town house development. Supportive language centers around affordable housing, providing a range of housing climate change, and expanding town sidewalk network. Although the proposed townhomes would sell at market rate, they would be a more affordable option than many of the single-family detached residences in the town. Additionally, the site acts as a buffer with commercial area to the east, single-family detached residential to the west, and townhouse development to the south. This could be considered a transitional area that may be appropriate for townhouse development. Townhomes, being a denser form of development, would be within walkable distance to transit along Maple Avenue and the Metro Station. This also meets land goals by connecting existing sidewalks.*

*Presenting a map detailing locations of written testimony received as of 5 pm today, she stated that twelve (12) pieces of written testimony were in support, eight (8) pieces in opposition, and one piece recommending action be taken to preserve the history of the home. Twenty-one (21) pieces of testimony are from fifteen (15) households with one letter from the Vienna Commons Homeowners Association, and one letter from Historic Vienna Inc (HVI). Providing next steps, she stated Town Code Sec. 18-835.3.D.ii, states that Planning Commission has 100 days to review and provide recommendation to Vienna Town Council. The meeting date with Town Council has not been scheduled yet. Concluding staff's presentation Chairman Glassman invited the applicant forward to speak.*

*Connor Sekas of Sekas Homes, Ltd. thanked staff for their presentation, stating that both he and his father, John Sekas, are present representing the application. The project design initially started with a 10-unit layout. Per received feedback, the design changed to a 9-unit, cottage style layout with revised street parking and traffic flow. Performing full analytics of the town with criteria for adjacent commercial and RM zone, they found zero properties, except for two churches and the Vienna Fire Department. Other opportunities in the Town include purchasing multiple properties by that minimum. Within those five properties, at least two have been remodeled in the last few years, making it very unlikely for a large sum of properties to be purchased at one time and proposed for redevelopment.*

*They can understand concerns for "creep" or "spot" zoning, but research of the property determined that this does not sit on an island or situated next to single family homes. It is a great opportunity for a transition area from commercial to*

residential on the opposite of Windover Avenue NW. Having lived in the town his entire life, he understands the nature of that section of the neighborhood, stating that the intersection is 30-40 years out of date. There are traffic safety concerns, a lack of parking, and more recently trash issues. They are providing something more than a by-right subdivision, which would require installation of curb, gutter, and sidewalk. There are no current requirements for improvements to the opposite side of Windover Avenue NW, nor improvements to the turn radius onto Nutley Street NW. These traffic calming measures have been included to help with speed reduction in the area. It also lays out street parking on both sides of Nutley St NW, which would eliminate opportunities for illegal parking within 30 ft of a stop sign, create a shorter pedestrian walkway and handicap ramps on both sides improving the intersection's safety rating while creating a shortened walk from sidewalk to sidewalk. This significantly improves the intersection. A by-right scenario would lose the amount of space where the planting strip is being proposed. In response to parking concerns, he stated that the proposal provides new parking with a widened road while creating parking for the two neighbors located across the street. The widened roadway will eliminate the ditch currently located along Windover Avenue NW, that creates difficulty for passing cars. This plan also calls for the elimination of the large bushes that currently collect trash.

With respect to the subject property, he stated that no modifications are being proposed. It meets all requirements for open space, providing double the minimum for onsite parking, and emergency delivery turnaround. The plan proposes twenty-two (22) onsite parking spaces plus an additional five (5) offsite parking spaces providing ample parking. Presenting elevations, he stated that they tried to mirror the look and feel of by-right single-family dwelling design. They have adjusted the façade of the two units facing Nutley Street NW to look like the front of two single-family homes. With respect to the interior, it is a new type of condo flat. One unit will be vertical and the other two will have horizontal living. The units will include elevators for accessibility, which is appealing to elderly owners. All units will have utilities delivered to each, adhering to energy efficient standards for materials with optional electric car charging stations. Units will be designed with age-in-place features such as wider doors.

In reference to affordability he stated that a recent Zillow search resulted in twelve (12) available properties in Vienna for \$500,000 - \$1.1M and 51 properties from \$1.75M - \$2.5M. This means that any couple wishing to start a family in the town, their choices are either older homes needing to be remodeled or torn down. Although affordability in the Town is lacking this product offers something new.

He stated, in reference to concerns with the intersection, that they want to help neighborhood residents to better understand the location. They have also discussed with the Chief of Vienna Police options for residential permit parking and with the Town's Engineer on potential speed bumps. They've also held outreach meetings and listened to comments in hopes of making it a better intersection for the proposed new development. Concluding his comments, Mr. Sekas asked to answer any questions.

The Commission discussed the following with the applicant:

- Earlier reviews of cottage style housing changing to townhomes. Due to setbacks, townhomes afforded a larger buildable space.
- Whether intersection improvements would cause additional students to park along both sides of the street, not solving the problem. The applicant advised that a right turn lane was proposed but were advised to change it to street parking.

- Possible widening of Nutley Street NW at the intersection for better traffic flow.
- Including environmental benefits per comprehensive plan language and defining affordable housing.
- Proposed traffic calming measures to include skewed curbing, to naturally slow down cars.
- Intersection turn radius reviewed through AutoTURN analysis to assure that school buses can get in and out of the intersection.
- The configuration for underground and above ground power lines.

Concluding discussion, Chairman Glassman stated that the Commission received a number of written comments in advance of the meeting, which can be viewed under attachment 9 of the agenda. Opening the public hearing, Chairman Glassman invited public comments.

*Anthony Frost, 443 Orchard Street NW.*

*I don't know when these studies were done but anyone could walk down there today and see exactly what the problem is. You hit the nail on the head when you mentioned traffic. I've witnessed accidents there – one with three vehicles. At the same time there have been several accidents on Nutley St. What I do see, in terms of additional parking, is that whether it is on Windover or not, it's going to be taken by the Madison High School students. They have early activities; they have late activities after school. I've looked at the school buses – there are seven buses lined up from the corner all the way back to James Madison Drive. They were not moving. I stood there. Even though that is for a period of time in the day, those buses are only ½ full. When it comes down to it they are parking up as far as Orchard St. and beyond. They are going down as far as Vale Rd. A lot of these kids are just getting their licenses. My car has been hit twice on my street. I'm not against kids, we've got six of our own and I had to teach them to drive. They are responsible adults now but at the same time kids are kids; I was one myself. When it comes right down to it, there are walkers and there are drivers and there is a lot of traffic down there. It doesn't matter if you have speed bumps or not. There's no need for them when you have all the congestion, not just on Windover but all the way up Nutley as well and all the way back to Orchard St. where the elementary school is. The parents are picking up kids and are lined up along there taking all the places to park. When you get down to the Elks Lodge it's the same thing. You have elementary parents, Madison parents and Madison students with cars. It narrows down the street. I don't understand what is being put on the corner. The buses cannot turn as it is. Even with the nozzle, if anybody wants to go South and then go West on Windover Avenue. they can't make the turn. Then people are so frustrated that they are pulling into each other. The light is way too long; there are people from the diner parking in this area as well. TIME CALLED*

*Hitlar S. (H.S.) Biswas, 503 Windover Avenue NW.*

*I live just across from the property. I have lived at this property for the last 13 years. Every day I have seen what is going on regarding traffic. I understand there is something going on. So, rezoning the property from single family homes to townhomes is a big change. What I saw in the statement by the Town is that the Town of Vienna will be a safe, vibrant, environmentally conscious community with a small-town character, strong single-family neighborhoods, and distinguished businesses and services. This is something I understand. But there are a couple of things that I'd like to see if I [can better] understand. If this property moved from single family residential to town homes, what is the cost and what is the benefit for my neighborhood? Cost I understand. There are so many things, the traffic, congestion, multiple schools, speeding cars, etc. So, what are the benefits? This is*

*the question. I am here to express my concern.  
Thank you.*

*Aldis Lusic, 446 Windover Avenue NW.*

*My property is across Nutley from the proposed development. I stand before you this evening in strong opposition to the proposed rezoning that would allow town house development at 128 Nutley St. The Town sent notifications to residents for a reason, to gather input to generally shape decisions. Hopefully it is not a formality. Homeowners must provide hardship to obtain relief from so much as crossing a foot over an easement. I find it difficult to comprehend how developers get free reign about deciding what the zoning is going to be. I'm not seeing a hardship here. We already have an approved development at 446 Maple Ave. that has yet to even break ground. We have no understanding of the eventual impact on traffic, infrastructure and quality of life. How can we responsibly approve another rezoning when we don't know what the consequences of these decisions will be? Additionally, I ask the developer if the new single-family homes they are building at 130 Wilmar Place, with a price tag of over \$2M won't guarantee that these proposed townhouses are accessible to the average resident rather than contributing to the skyrocketing housing costs. Rezoning should reflect the community's interests, not just the financial goals of the developer. The median home price in the D.C. area is \$650,000. My grown children still live with me, and this works for both them and us, but I'm very concerned about their future ability to afford anything short of Chantilly. As rosy as the picture the developer would like to paint, there are no guarantees about the future [of traffic and of these structures]. While we applaud the success of local businesses like WAWA, Hawke and Griffin, and Carnegie Deli. Their growth and parking needs were never anticipated, and we have no idea what the future will bring. I wish the Holmes family all the best and I fully support their effort to sell their property for whatever they consider a fair value. But they could probably do just fine selling it for by-right development. I urge the Planning Commission to reject the rezoning proposal and uphold responsible, comprehensive planning. The character and stability of our neighborhoods depend on it. Thank you.*

*Andres Abermanis, 446 Windover Avenue NW.*

*I am currently one of those children residing at 446 Windover Avenue NW. I will be reading a letter from my fiancé, Lija Lusic, who is unable to be here this evening.*

*Ms. Abemanis stated; "Good evening. I appreciate the opportunity to discuss the matter of rezoning. I am a born and raised Vienna resident. My parents brought me from the hospital to 446 Windover Ave. I attended Louise Archer Elementary, Thoreau Middle School and James Madison High School. The Vienna community has always been special, and we look out for each other, which is why I am disappointed with the consideration to rezone. Every week or so my parents receive a letter from another realtor inquiring about the sale of our house to a young family with children. The letters always cite the same desires; big yard, large house with multiple bedrooms for the family to grow. I have yet to see a letter that asks for less space for their children or family. So, I am wondering why, when there is a housing crisis, and growing families are seeking single-family homes, the Council is considering this rezoning request. As an adult in my late twenties, I am not looking for a \$1M townhouse, nor can I afford one. None of my peers can afford one. Those who can work out financing are in search of single-family homes. As I understand, the majority of the neighbors in the Nutley/Windover area are not in support of the rezoning. So, I must ask Council why would you support a rezoning request that doesn't have the support of the neighbors, your constituents. When you decide your vote tonight, I ask who you are standing for, a corporation that aims to turn a profit*

*or the neighbors who have loved their Vienna homes for decades. I ask you to stand with the underdogs who maintain our neighborhood and our peace. I ask you to stand with the newly married couple looking for a single-family home with a backyard, somewhere they can raise a family with a dog. I look back in my childhood with fondness thinking of late nights with friends from Louise Archer as we played tag and hide and seek or chased fireflies in the dark while our parents sat on the porch. That's the dream that families chase when they move to Vienna – big backyards and children running around. Please stand with the neighbors of Nutley and Windover. We do not want the rezoning; we do not want corporations dictating how our Town is redeveloped. Vote no on the rezoning." Thank You.*

*Elizabeth DiFrancisco, 434 Knoll Street NW.*

*I want to commend Connor on his presentation tonight. I've known Connor since he was a tyke. He and my son Andrew played soccer together. I think John may even have been the coach. John was one of my soccer coaches when I was commissioner at the U 9 age group. My son Andrew is the same age as Connor. He's been married 2 years. He will have his anniversary in 1½ weeks. He and his wife have a dog, they are hoping to start a family. They can't afford \$1.2M; they can't afford a house in Vienna anyway. But they can't afford \$1.2 M. And as Andre said, they have a dog, they want a yard. They want to have kids. They don't want the kids to grow up on pavement. If you look at the plan that John and Connor presented, 60% of that plan is impervious. That's what is allowed. The only real green space is around the perimeter, with the exception of the grassy space between the two units along Windover Ave. No place for kids to play; you wouldn't want your kids playing out there because it's too close to Windover/Nutley and that intersection is insane. So let's put two houses in. The family that is selling will still make a pretty nice profit. We can put up fences to keep our kids safe, we have room for the dogs in the backyard, and the developer is still going to make a decent amount of money. The seller will make a decent amount of money. We had a couple meetings with John and Connor, and we did ask if they could consider two single family homes instead of the high-density townhouses, but were told no, they would not consider this. What we can only understand is that it's the money. You can't make as much money on two homes at \$3M as you can from 9 units that will start at \$1.2M (and those \$1.2M are probably those in the alley overlooking the Italian Gourmet dumpsters). We have tariffs coming up; prices are going to skyrocket. \$1.2M will be \$1.7M soon. Please vote no.*

*Ingrida Lusic, 446 Windover Avenue NW.*

*I live directly across from 128 Nutley St. and I am adamantly opposed to this spot zoning request. Your decision tonight will have a significant impact on our neighborhood, and I urge you to vote no. Spot zoning is spot zoning and it will set a precedent. We heard tonight that the Comprehensive Plan is grey in this area. So, to say it is not going to matter – it will. I am worried about this spot zoning. Vienna's vision statement provides the following: "...the Town of Vienna will be a safe, vibrant and economically conscience community with small town character, strong single-family neighborhoods...". The future land use map identifies 128 Nutley St. as low density residential. Low density residential is a vision of the Town leaders that was set for this parcel. Approving this spot zoning for multifamily moves this corner of Northwest Virginia further away from single family neighborhoods and away from the Town's vision. I urge the Commission to follow the low-density residential vision set forth in the plan. The corner is already diverse – townhouses, commercial establishments, public/private schools and the impending 150 units at 444 Maple Ave. We cannot forget that this is already approved, and it is coming down the pike. Traffic, as you have heard, should not be taken lightly. When*

444 Maple Ave. was being considered, the traffic study found that corner of Nutley/Maple Ave. would not get any worse because it was already rated "D", which is the worst it can get. Yet, it's now worse. There are accidents happening daily on that corner. For me, not only has it gotten worse with traffic, etc. but it takes me 15 minutes to get out of my driveway on some mornings. It's not just the kids going to Madison High School, but now we have traffic from WAWA (when they can't make a left turn, they go right and cut through Windover). So that traffic is bad, not just because of the students but the Windover cross through as well. So, I urge the Commission to take a look at that. Finally, I think the Town needs to put a pause on rezoning in this area. Parking is bad, delivery trucks park illegally on Nutley because of WAWA, businesses encourage employees to park on Nutley, and we have no idea how 444 Maple Ave. will impact. So, with all that, I ask that you support our Town Vision, protect our dwindling single-family neighborhoods, protect our trees and vote no. Thank you.

Laura Lee, 213 Nutley Street NW.

Although the proposal looks beautiful and it is next to other high density commercial properties, the traffic is too dense to allow more housing at this dangerous intersection. First, there are too many cars, buses and trucks running through that intersection. Second, COVID has made everyone drive their children to school. We have three schools on our street; there will not be fewer cars. For our neighborhood, it's not that we can't park on our street, it's that we can't have any space. I can't even get out of my driveway in the mornings or afternoons. I have to plan my day, so I don't leave between 7:30 AM -8:30 AM and 2:45 PM-3:30 M. It is untenable to get out on the street. I urge the Commission to please vote no on the rezoning because as my neighbors have already said, our intersection is crazy. The buses are all routed through that intersection, whether elementary or high school. They don't go down James Madison Drive – they come through Windover and turn onto Nutley. With all the successful business there, people are encouraged to park up and down our street. When I spoke to the police captain he said "Well, it's only twice each day". That doesn't help us. So, I urge the Commission to please vote no. Thank you.

Riley Zackaria, 213 Nutley Street NW.

As a sophomore at James Madison High School, I use that intersection twice every day as a walker. It is untenable with the way it is now. Adding townhouses will only make the traffic worse. I feel that when I cross here, I am gambling with my life. Sometimes people don't stop at the stop signs, or they barely stop. At the WAWA it's common practice that if you have after school activity you walk to WAWA. It's already bad enough in the morning but in the afternoon, with the buses, it's gotten so much worse. Adding 9 new townhouses will only increase the traffic. The proposed new housing on the corner of Windover Ave./Nutley St. would make that intersection more dangerous than it already is. I urge you to vote no. Thank you.

Ramsey Zacharia, 213 Nutley Street NW.

I would like to add my voice to the concerns of the other residents of this area. Specifically, with respect to the parking. This proposes to add a few extra spots on Windover Ave., and I don't know how much of an impact this will have in terms of alleviating parking concerns, but also in terms of the safety of the intersection in question. There is now parking on Nutley St. just north of the intersection and it's very difficult to pull out of my driveway. I can't see how adding more parking will make this safer. I can't see how adding more people, more units is going to make it safer, particularly when the impact of the units coming into the old Tequila Grande lot are still unknown. I'd like you to consider whether or not we should be

*expanding the number of families in the area when we still don't know what is going to happen with the approved development across Nutley St. Thank you.*

*Gregory Holmes, Berryville, representing 128 Nutley Street NW.*

*I appreciate the opportunity to speak on behalf of my deceased father. I'd like you to know a little about him. He started his tenure at 128 Nutley St. the better part of a century ago. As a young child, he showed up and participated on the farm with my great grandfathers. He learned about chickens, cows, farming, and of course gardening. He was fortunate enough with his young family to come to Vienna and buy the property where he raised me and four other children. Vienna, at that time, was a luxury; a safe and secure place as it is now. Through the last 50-60 years here has been change; the kind of change that really makes a difference. As a boy, I was able to drive down Maple Ave. in the shade, nonstop. I remember when Madison High School was built. I remember when the Village Town Center purchased and destroyed my playground. So, I say all this because change is coming. With change is challenge. My father, in his later years, caring for his property and his family, had a vision. His vision was that the property would be able to maintain itself as a positive, winning [art of the community. To the neighbors, I hear your concerns, but most important, we're here tonight to decide what is best for the community. It will represent the positive environment that it has been for the last 69 years with my father at the helm. I urge you to allow him to have his vision. He always said, as he was growing older "there's going to be townhouses here". We submitted to change that allowed for the Carnegie Deli, the WAWA, even the Italian Gourmet, and guess what, we still love and hold Vienna in highest regard.*

*Thank you.*

*Mark Holmes, 128 Nutley Street NW.*

*Those who live in glass houses should not be the first to cast stones. I understand change because I remember when our playground became the Village Shopping Center. I didn't like seeing my father's tree that he and I planted on top of that pile of dirt that it seemed the developer created to tease me. Fifty years of the Village Green Shopping Center and the Italian Gourmet subs, has been a blessing. The alleyway of the Italian Gourmet was actually outside my window. The smell of that place during the day is fantastic. When that happened, I didn't want the Village Green to be there, but had that change not happened, where would all those businesses be? Where would Jeremy and his family be? I've witnessed, especially across the street (because I used to cut the grass there for my aunt Odessa), I used to go over there and shake the mulberry tree so my mother could make mulberry jelly. I never wanted to see that change. But it's certainly benefiting the two families that are there now. I understand that you didn't want to see change, but you have benefitted from this change that's happened. The only way the current problems are going to change is that we go back fifty years to the way it was. As far as this plan goes, it's not going to be the fix for everything. Knowing how close the roadway is to the house and having four cars actually hit the house, and seeing people walk in the street, for them to put in a 6 ft wide walkway, it'll make it easier for people to go to WAWA, it'll make it more cohesive for the community. It's not going to make it worse. Finally, everybody has benefitted from Tyron and June Holmes, who have been incredible stewards of that property. You can't go through Vienna without seeing my mother's lights. You can't not remember seeing the gardens and flowers. It's hard to see that go, but because for 65 years they have maintained that, it should be up to them to reap the benefits of what they have done for Vienna. Thank you.*

*Penny Oszak, 221 Nutley Street NW*

*I'd like to focus on the Town's Comprehensive Plan because I don't believe this is so*

*much a resistance to change as it is trying to figure out the Town's Vision. Our principal planner made my case for me. The Town's Comprehensive Plan is unclear. The vision statement says it will be a safe, vibrant community with small town character, strong single-family neighborhoods. The land use chapter says that one of the main goals is to ensure that Vienna retains its unique single-family residential character and quality of life. It also states that single family detached housing is and will remain the predominate land use. The future land use map also clearly says it's low density residential. It further states that we should keep the current residential zoning classification and density in effect. We believe these statements strongly support our efforts to retain RS12.5 zoning. The developer stated that the Comprehensive Plan specifically encourages moderate density townhouses to be located in appropriate transitional areas. I believe that's where we get stuck. The Comprehensive Plan does mention "...only where appropriate and necessary". It also states, "...where established single-family neighborhoods will not be de-established" to consider these higher density properties in the transitional areas. Recommending single-family rezoning to RMU on a property-by-property basis is a slippery slope and sets a dangerous precedent. If this property is approved what about the next? What are the rules surrounding these decisions? How are they being made? The developer stated that he looked for property near commercial and RMU, so they looked for properties for that. Is that the criteria? Do we know what the criteria is? I think, and I believe you will also agree, that while we may consider transitional areas for denser development, it should be done thoughtfully, through updating the Comprehensive Plan to specific zoning codes to support those goals. You are updating the Comprehensive Plan now. This is the time to have that conversation. We should not be doing this on a meeting-by-meeting basis. I urge you to vote no on this particular piece of property and the rezoning, and update the Comprehensive Plan to support the goals that the Town wants.*

*Karen Meade, 224 Commons Drive NW.*

*I am Vice President of the HOA for Vienna Commons, speaking for both the Commons and as a homeowner. I have watched the Holmes' property and made a choice to live in Vienna, to keep my daughter (as a single parent) in the triangle district. I made many choices that were very difficult. I chose to try, with my single salary, to keep her in Vienna. This is the reason why I was able to get into the townhouse community. I am very concerned about the greenery. I love the Holmes' property now, all the Christmas lights and those who stop to enjoy those lights, to the vegetables and the flowers. It's been fantastic. With this particular new development I don't see that happening. I appreciate the presentation where you are trying to keep the greenery, but I don't see that happening with this development. I won't be able to see as much sky anymore due to the proposed height of the townhouses. We're trying to keep Vienna a "Town" and trying to keep property values up. I appreciate how this is well throughout in layout; however I am very concerned about the traffic as well. With the number of cars backing up on Nutley St. (I've been hit a number of times), I can't get into the Commons area. At the WAWA, the Tesla's are backed up waiting to get in. I come off 66 every night at a variety of different times. I'm also concerned about speeding. Cars roll through the intersection (I almost got hit this morning). I leave for the office between 4:40 AM -8:30 AM. I've called Madison High School security's number of times to [inquire about] the student drivers. They've nearly hit me, they park in front of the fire hydrant. I'm concerned about the [proposed] additional parking along the side. That actually sounds good, but these are new student drivers, and they can't park. They can't parallel park. They are backing up traffic. I actually need to vary my times that I leave from work in order to get home, pick up my daughter for her allergist appointment. I also wonder about the merging if there are two lanes on Nutley St.*

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*I'm the Chief of Security (my job is safety and security) so I look at this as "How secure are we going to be with this particular development". Thank You.*

*Anne Stuntz, 2596 Chain Bridge Road.*

*I am president of Historic Vienna Inc. Thank you for having me. We sent a letter but wanted to take the opportunity to emphasize in person that during this process we don't forget about the history of this site. If there are opportunities to recognize and share the history of this site, we would be glad. The house is on the African American history tour on our website. You can learn about the wonderful people who lived here. Prior to the Holmes family we had the first town clerk (who was African American) and the much-loved Ms. Mabel Thomas, who taught at Louise Archer and of course the Christmas décor and astonishing vegetable garden. I think they have a wall filled with commendations from the Town of Vienna and other groups. You can learn more at [Viennavahistory.com](http://Viennavahistory.com). As we said in our letter, when there is change afoot, it's an opportunity to get a historic marker. It's possible to get an easement and then a free-standing marker and maybe you can find funding for further research and the manufacture and installation of the marker. One of the defining characteristics of our Town is its amazing African American history. This is a way-if there is an opportunity- to commemorate it. A footnote to these remarks – Judge Steve Shannon is on our Board so he had to recuse himself and could not speak this evening.*

*Padmala Persaud, 550 Windover Avenue NW.*

*I own a business in the Town of Vienna, Zero Waste, focused on the environment and sustainability. I am a member of the CSC (Conservation and Sustainability Commission) and am on the Board of the HOA for Windover Commons. So, I live, work and serve here in Vienna. While I, too, am concerned about the traffic and the impact of the congestion, I don't believe enough has been said about the environment. We've been losing our tree canopy at an alarming rate in the Town of Vienna. You have probably seen what is happening at the Town Green (which probably will be unusable because the shade is gone) and the W&OD Trail as well. We know what this design will look like at the end. It appears from the design that no effort has been made to save any of the beautiful mature trees on the lot. The damage done to the root structure will take a toll on the mature trees. I love to lie on my couch at the end of a busy day and look out the window at the treetops of the beautiful trees. They deserve to be protected. We can't turn back the clock on the damage that will happen. Sure there's drains in the design, and they might help a little with stormwater runoff, but they won't do anything to provide shade, noise buffer, air purification, or wildlife habitat. Mature trees have an unbelievable job to do in our Town, but they are woefully disregarded and disrespected. Continuing to disregard the natural environment is coming back to bite us. We need to look at how the decisions we are making now are affecting the natural environment. We can look at other places, like Herndon and other parts of the County, where they have built and the buildings and the natural environment are coexisting a little better. Single family housing built intentionally to preserve the natural environment, an environment that the Holmes family has loved and nurtured, is the best way forward. It's Earth Month! The quote goes "respect mother earth and her giving ways or trade away our children's days". Please vote no. Thank you.*

*Edward Maillett, 214 Nutley Street NW.*

*At the very least, hearing from my neighbors, we have a real problem here. And we've been suffering. Every little variance has been adding to our burden. We bore the burden of the traffic when Green Hedges came back and asked for more students, when Louise Archer wanted to expand, no one is thinking about the impact on our*

neighborhood. Collectively it hurts, it really hurts. I'm in a unique situation, along with my neighbor, Ms. Duncan. Our homes have no front yards any longer because of the situation the Town took place over 50 years ago. So, we've been using the spaces in front of our houses for parking for friends and family. Now that's being used up by people from the commercial establishments, who are parking all day, especially on the weekends. They show up at 8:00 AM and don't leave until 7:00 PM. I've been told by the police chief that either everyone can park in front of my house, or no one can park in front of my house. At the very least I hope you hear us and take time out before voting to see if the Town can work with us (we've been pleading for some sort of mini-Comprehensive Plan for you to at least acknowledge what's really unique). When I talk to Council they agree it's unique. The buses coming out of Windover Ave. – there is a solution that needs to be explored, and it involves working with the County to fix Madison Drive. Run them out and make that traffic light work. There are solutions, you don't have to run them out of Windover Avenue just because it's been done that way for 50 years. I guess there's going to be another lane on Nutley St. going South, you can't have two going north, it's a four way stop sign. You can't have two cars at a 4 way stop sign – that's a disaster with the kids. As for the plan itself, I think the Sekas's have done an admirable job trying to make it look like it fits in. Personally, I'd like to see a little more greenspace. I don't really see areas where maybe elderly residents, or others could sit outside with their families. We lack green space. You know what? It would be wonderful if the Town bought this. We have 70 town homes in the back and we're getting the turnover now with new kids. There isn't the space and the schools have expanded. We used to go play in the back of Louise Archer and all that's been changed. Again, traffic, traffic, traffic. When it's not backed up and we can't get out of our driveways, cars are flying down [the street]. We're just abnormally different. TIME CALLED.

*Madeline Meade 224 Commons Drive NW.*

*I walk down Madison Drive every day and I find that [people] are very bad at driving. I've seen so many close calls with people trying to leave parking spaces or trying to park. I've witnessed drivers not allow a school bus with a popped tire to park. I don't believe this traffic plan is going to work. With cars parked there they'll never be able to leave, and they will probably be hit at some point. The extra road space will just be taken by cars. I personally make it my goal to avoid that intersection at all costs, and I probably would continue to do so if this were built because it's not going to fix the problem. Thank you.*

*Aina Lusia, 446 Windover Avenue NW.*

*Something I'd like to address on a personal level is that I've lived across from the Holmes my entire life. I've seen the natural progression of their house but have also seen the damages and issues on both sides. I understand on a development level that we do want to build Vienna to be more family oriented and more [community oriented]. With community development such as this, I can understand the appeal, but it also comes down to cost effectiveness. Townhomes at \$1.2M are not exactly affordable in this economy. Even for me, who is looking to move out, but can't afford to. The other part of it, just on a neighborhood impact, it's already packed with commuters and traffic. I think the biggest problem is that we need to find a way to compromise with the space. We all want it to be a beautiful location and safe for whoever lives there - for traffic reasons, environmental reasons and economic reasons. I think the biggest problem is that it feels too on top of each other, when what we all want is space and a community. Thank you.*

*Concluding public comments, Connor Sekas reapproached to speak. Thanking everyone for their comments, he stated that he had been taking notes. In response to*

*Historic Vienna Inc, they would be more than happy to do something with HVI. With respect to deforestation comments, he noted single-family detached still has requirements. It is likely that the lots would need to be cleared. Officially, seven trees on the left side of the property are currently located in the storm water/sewer easement. They would likely be recommended for removal.*

*With respect to comments on affordable housing, he stated that they also need to understand where they are. As previously mentioned during his earlier presentation there are twelve (12) houses in the \$850,000 range and fifty-one (51) houses from \$1.75M - \$2.5M range in the Town of Vienna. Affordable in the Town of Vienna is not what it would be in Arlington, Chantilly, or Loudon County. Living in the Town comes with a high price tag. If they could, they would buy the land for less and sell it for more, but as stated earlier, houses being sold for tear down are going for nearly \$1M.*

*In response to permit parking, they are open to discussing some type of no parking /reserved parking enacted from 6:00 AM – 10:00 AM to alleviate many of the stated issues. Those concerns appear to be early, mid-morning, when people are trying to leave for work, and when they come home in the afternoon or when the kids are leaving school. He suggested reviewing it as a whole, as it could be a great resolution whether the project happens or not.*

*With respect to comments made about the Comprehensive Plan, they would not be discussing such a project if the property were surrounded by multiple single-family homes. This lot is on its own island, touched by townhouses and commercial space behind it. He stated that this is a great transitional property for the Town. Thanking the Commission, he stated appreciation for everyone's time and effort whether for or against the project.*

*John Sekas, of Sekas Homes Ltd. approached to speak. Mr. Sekas stated that his family has lived in the Vienna area since September 1987. They appreciate all the comments heard and wanted to note that it was the Holmes family who approached them to represent and design the project for the neighborhood. The Holmes family has lived there since before most of the neighborhood houses were there. They've lived through the construction of townhouses and the clearing of the trees. Through the shopping center development, and the construction of James Madison High School. They were there when Louise Archer was a two-room schoolhouse. He stated that the neighborhood should be considering whether there is anything viable that they can help with to assist in improving existing problems. That is what they are offering, nine (9) homes, or two McMansions that now allow people to have apartments on their property, which will create similar traffic patterns. His 85-year-old mother-in-law wants to live at this project. She wants a flat living space with no yard maintenance and to be able to walk to nearby conveniences.*

*Mr. Sekas stated that every project they have built within the past three years, where housing has been a little smaller and prices a little lower, has been successful. They don't hear complaints about the traffic being generated from any of the neighborhoods and there is a lot of traffic in Vienna. He thanked everyone for acknowledging the dedication, especially for Connor Sekas and Town Staff, stating that this is their third iteration. They have been under contract on this project for almost a year. As late as Thursday of last week they met with town staff to try to make the project a bit better. He urged everyone to consider what is being offered as a beginning. Hopefully the Town hears that there is a problem whether they build the project or not.*

*Abbey Shannon, residing at 449 Orchard Street NW, asked for clarification on how Nutley Street NW would be widened and to clarify how many homes would be on the property. Responding to Ms. Shannon's questions, Mr. John Sekas stated there are three structures containing nine (9) residences.*

*Concluding public comments, Chairman Glassman called for a motion to close the public hearing.*

*A motion to close the public hearing was put forward.*

*Motion to Close: Plowgian*

*Second: Aimone*

*Motion Carries: 5-0*

*Chairman Glassman called for a five-minute recess. The meeting reconvened at 9:16 pm.*

*Chairman Glassman opened the floor for discussion with the applicant. Further discussion included the following:*

- Commissioner concern with impacts to existing traffic issues. Whether proposed pedestrian and roadway improvements would contribute to current traffic safety issues.*
- The neighborhood being highly pressurized with three (3) schools and multiple daycares within blocks of each other. Although, the project may not increase the number of cars but would mean additional delivery trucks or trips in and out of the site.*
- Concerns for unknown scenarios: the MAC approved project at 444 Maple Avenue West, which has not been constructed and Green Hedges' expansion project currently in its planning phase.*
- Deferring discussions so that all board members can be present and allow time for feedback from the town's Traffic Engineer.*

*Concluding discussion, Chairman Glassman called for a motion.*

*Commissioner Kenney motioned that the proposed rezoning request at property located at 128 Nutley Street NW, from Residential - Single-Unit, 12,500 sq. ft. Zone (RS-12.5) to Residential - Multi-Unit Zone (RMU) for a proposed nine (9) unit townhouse development, be deferred for further discussion and action until next month.*

*Motion to Defer: Kenney*

*Second: Miller*

*Deferred: 5-0*

*Absent: Chakrapani & Noble*

## **Regular Business - None**

## **New Business**

*None*

## **Planning Director Comments**

*Director Levy reported the following:*

- *May 7th special work session scheduled to continue Comprehensive Plan discussions.*
- *Conditional use permit applications for specialized instruction and family-day home care are anticipated. Review dates to be determined.*

### **Approval of the Minutes - None**

### **Meeting Adjournment**

*The meeting adjourned at 9:34 pm.*

*Respectfully submitted,*

*Jennifer M. Murphy - Clerk to the Commission*

*Jinger Eberspacher - Recording Secretary*

*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.*