



STAFF REPORT COVER SHEET

March 8, 2023

ATTACHMENT 01

Address	405 Onondio Circle SE	Case Number	PF-897809			
Regular Meeting Date	3/8/2023	Applicant	Betsy DeShazo Caliber Developments LC			
Board/Commission	Planning Commission	Owner	Collin Sekas Caliber Developments LC			
Existing Zoning	RS-12.5	Existing Land Use	Low Density Residential			
Brief Summary of Request	Recommendation to the Town Council on two proposed actions: 1) Approval of a boundary line adjustment between the Anderson Property subdivision and Section Three of Oak Grove subdivision, which would result in parcel 0393 03110009B, which is now in the Anderson Property subdivision, becoming part of Section Three of the Oak Grove subdivision. 2) Approval of the consolidation of parcels 0393 03110009B (which has no address) and 0393 25 0024, which is known as 405 Onondio Circle SE, and the resulting final plat for a single lot located within Section Three of the Oak Grove subdivision and in the RS-12.5, Single-Family Detached Residential zone.					
Site Improvements	If the applicant receives approval for the two proposed actions, the applicant plans to construct a single-family detached dwelling.					
Size of Property(s)	0393 03110009B – 9,477 sq. ft. 0393 25 0024/405 Onondio Cir SE – 11,475 sq. ft. Total after consolidation – 20,952 sq. ft.					
Public Notice Requirements:	<ul style="list-style-type: none">• The Town Council shall notify the subdivider by mail ten days prior to the date of consideration of the final plat.• As a courtesy notice, staff posted a sign on the property on 2/28/23 notifying residents of Planning Commission and Town Council meetings.					
Brief Analysis						
PROPERTY HISTORY The 405 Onondio Circle SE property consists of one single-family home proposed to be demolished. Town of Vienna records indicate the existing home was built in 1969.						
COMPATIBILITY WITH THE COMPREHENSIVE PLAN The Future Land Use Plan in the Comprehensive Plan 2015 Update designates the subject properties as Low Density Residential. The proposed lot is consistent with the Low Density Residential designation.						
COMPATIBILITY WITH THE ZONING & SUBDIVISION ORDINANCE The proposed consolidation of two lots into one lot complies with Chapter 17-Subdivisions and meets the area requirements for the RS-12.5 Single-family Detached Residential zoning district .						
Attachments	01 – Staff Report 02 – Application & Authorization	03 – Proposed Final Plat & Deed 04 – Original Deeds and Plats				
Author	Andrea West, Zoning Administrator					

ITEM NO. 1:

The applicant is requesting a recommendation to the Town Council from the Planning Commission on two proposed actions:

- 1) Approval of a boundary line adjustment between the Anderson Property subdivision and Section Three of Oak Grove subdivision. This adjustment would result in parcel 0393 03110009B, which is now in the Anderson Property subdivision, becoming part of Section Three of the Locust Grove subdivision.
- 2) Approval of the consolidation of parcels 0393 03110009B (which has no address) and 0393 25 0024 (which is known as 405 Onondio Circle SE), and the resulting final plat for a single lot located within Section Three of the Locust Grove subdivision and in the RS-12.5, Single-Family Detached Residential zone.

Characteristics of Existing Properties:

There are two existing properties involved in this application. One property, known as 405 Onondio Circle SE (the blue outlined parcel in Figures 1 & 2), faces Onondio Circle SE, sitting two lots northeast from the intersection with Aponi Road SE. The second subject property, parcel number 0393 03110009B, is located mid-block between 405 Onondio Circle SE, 1014 Aponi Road SE, and 405 Adahi Road SE (the yellow outlined parcel in Figure 1 & 2). This parcel has no frontage on a public right-of-way.

If both actions are approved, the newly created lot will retain the address of 405 Onondio Circle SE. Both existing lots, and surrounding residential lots, are zoned RS-12.5 Single-family Detached Residential. The RS-12.5 zoning would be retained for the new parcel.

The plat provided by the applicant shows easements which trace the original proposed location of the cul-de-sac. A later subdivision added additional lots to Onondio Court moving the cul-de-sac. The location of these easements will not impact the future use or development of this property. Figure 3 shows the location of the easement.

Figure 1 - Existing Conditions - 405 Onondio Circle SE shown with blue outline and parcel 0393 03110009B shown with yellow outline.



Figure 2 – Existing Zoning & Subdivisions - 405 Onondio Circle SE shown with blue outline and parcel 0393 03110009B shown with yellow outline. The red line symbolizes the subdivision boundary line.

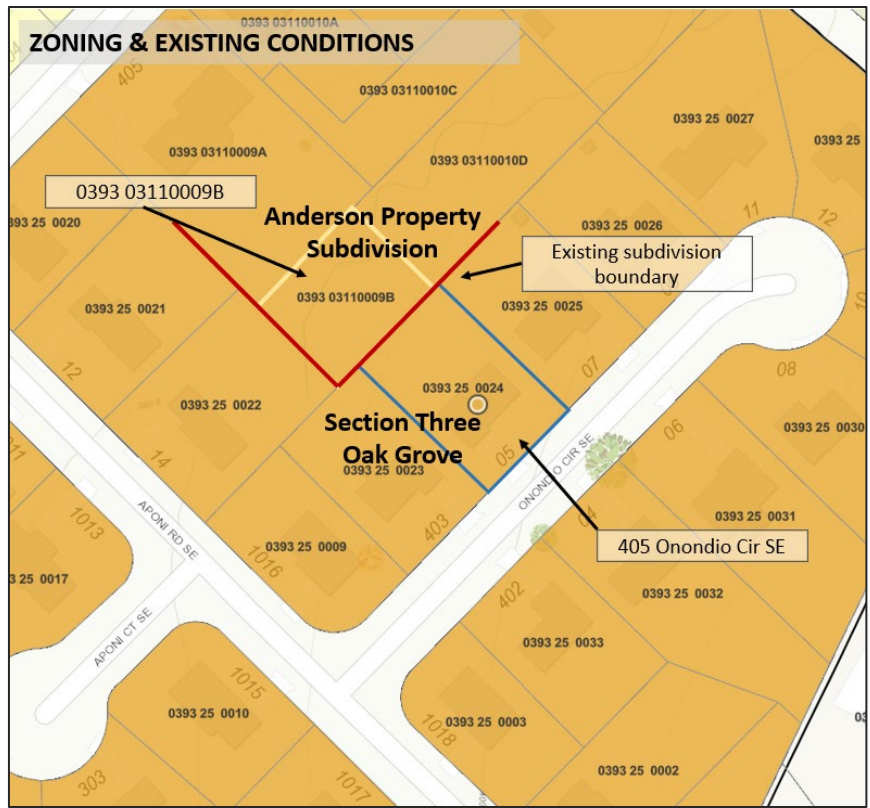
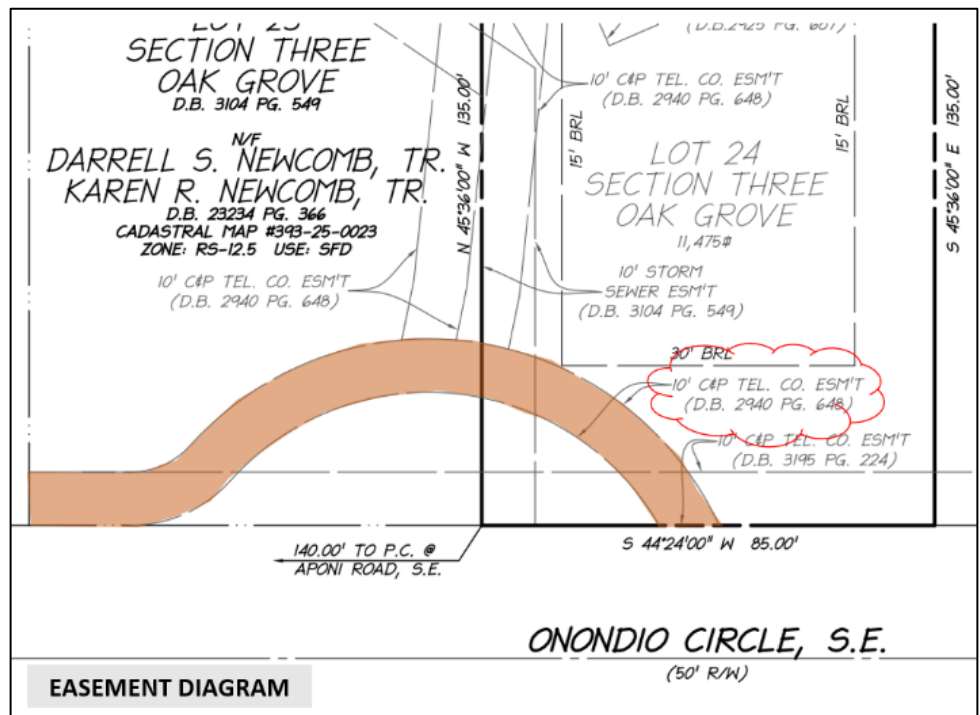


Figure 3 - Easement diagram showing originally proposed cul-de-sac easement location.



Staff Analysis:

As the Town of Vienna's current code does not explicitly describe requirements and procedures for lot consolidation, the Town is following Virginia State law for both requirements and procedures. Staff is also using the requirements for subdivisions in Chapter 17 as a guide, and ensuring that the resulting lot and intended use will be in compliance with the zoning regulations in Chapter 18 of the Town of Vienna Code.

Staff finds that the Boundary Line Adjustment and Lot Consolidation application meets all zoning and subdivision requirements, including those for lot width, lot shape factor, and lot area. These and other standards are shown in *Table 1: RS-12.5 Zoning Area Requirements & Lot Analysis*. The adjustment of the boundary line between Section Three of the Oak Grove subdivision, and the Anderson Property subdivision will create no negative impacts on either subdivision or on neighboring properties. In fact, the consolidation would eliminate the non-conforming lot with no frontage on a right-of-way, and therefore is not buildable.

Table 1: RS-12.5 Zoning Area Requirements & Lot Analysis				
	Requirement	0393 03110009B	0393 25 0024 (405 Onondio Cir SE)	Combined Lot
Lot Area	Minimum 12,500 sf	9,477 sf	10,431 sf	20,952 sf
Lot Shape Factor	Maximum 25			20.99
Lot Width at Street	Minimum 50 ft	NA	85 ft	85 ft*
Front Building Line Lot Width	Minimum 65 ft	NA	85 ft	85 ft*
Midline Lot Width	Minimum 85 ft	105 ft 8 in	85 ft	85 ft

* The proposal to consolidate the lots does not change the lot width at the street or the front building line lot width.

Staff has created several digrams to illustrate the proposed changes:

- Figures 4 & 5 illustrate the proposed changes to the boundary between Section Three of the Oak Grove and Anderson Property Subdivisions,
- Figures 6 & 7 illustrate the lot size and shape before and after the consolidation.

Figure 4 & 5 - Proposed Subdivision Boundary Adjustment

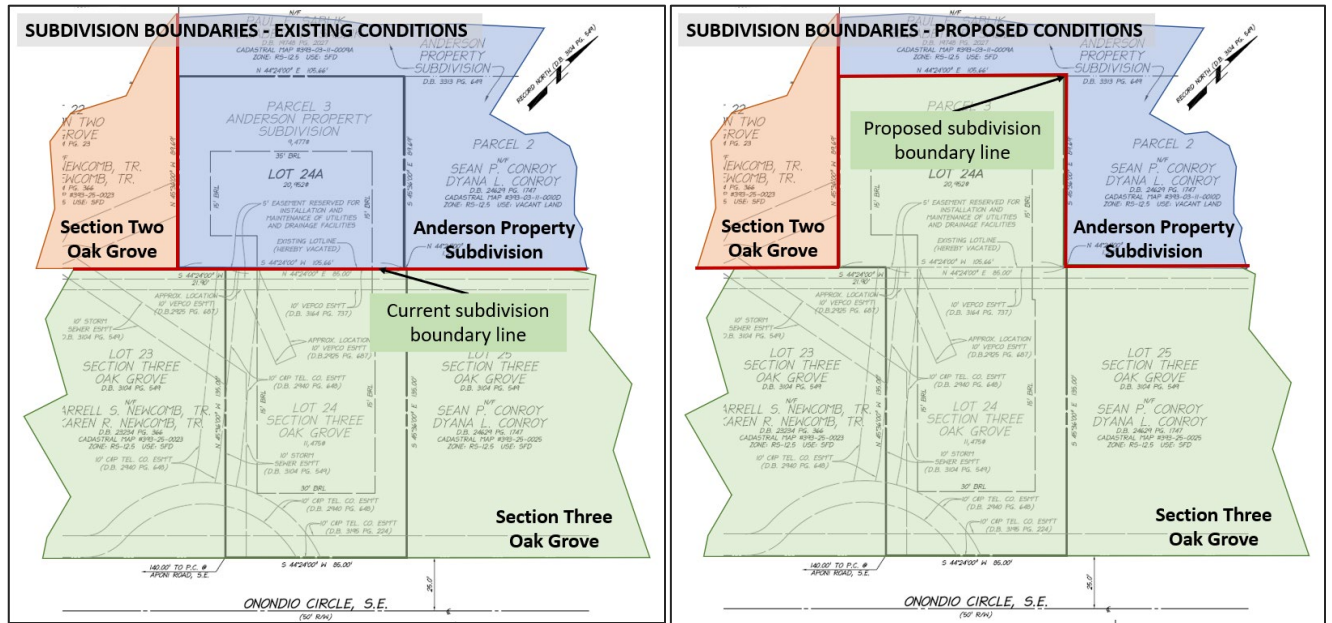
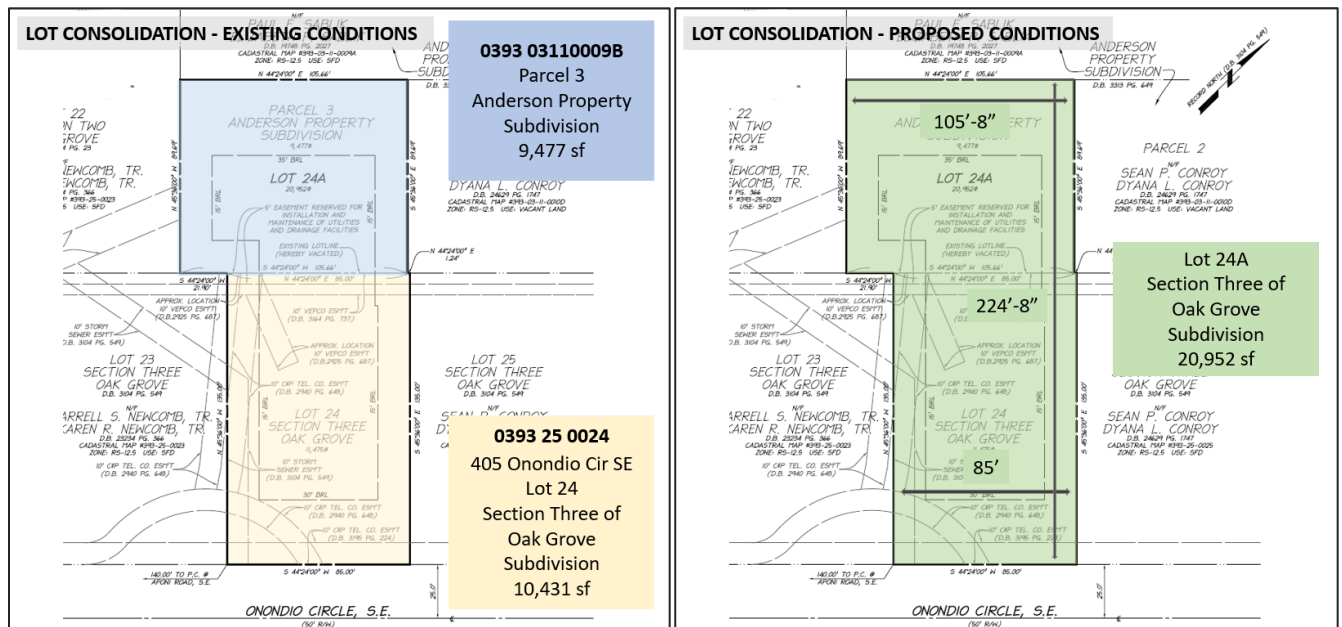


Figure 6 & 7 - Proposed Lot Consolidation



Potential Motion

"I move that the Planning Commission recommend that the Town Council:

- 1) 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
- 2) 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."

Or

Other motion as deemed necessary by the Planning Commission.