



TOWN OF  
**VIENNA**  
since 1890

## Memorandum

To: Town Council  
From: Jessica Plowgian, Chair of the Planning Commission  
Meeting Date: September 11, 2024  
Re: Proposed Lot Consolidation at 841 Ninovan Road SE *JJP*

---

### Overview

The matter pertains to parcels 0384 02 213B and 0384 02 215A. The applicant is seeking to consolidate the existing lots, which both have frontage on Ninovan Road. Both lots are zoned RS-10 and the newly formed lot, if approved, would retain the same zoning. It would have primary access from Ninovan Road SE. The applicant, Rob Fisher of Fisher Custom Homes, provided preliminary civil engineering plans detailing the proposed use and improvements for the site, which include adding a sidewalk within the right-of-way.

Mr. Fisher attended the meeting. No additional members of the public were in attendance.

Staff noted that the application meets all alignment and minimum lot requirements. They will carefully monitor lot coverage on the final plat as the current proposal is very close to the 25% lot coverage maximum.

Planning Commissioners asked about the steep grades of the proposed site plan, particularly on the left side of the lot, and whether the grading could lead to flooding concerns. Staff is continuing to work with the applicant on final grading.

There was a brief discussion about the existing utility pole on the property, which feeds electricity to the subdivision behind the subject property. The applicant confirmed that there is no utility easement with respect to the pole.

The Planning Commission believes that the lot consolidation would meet the minimum requirements in the Town Code and aligns with the Comprehensive Plan.

---

**PC Recommendation**

The Planning Commission made a motion to recommend that the Town Council approve the lot consolidation of lots 0384 02 213B and 0384 02 215A, located at 841 Ninovan Rd SE, in the RS-10 Residential Single-Unit, 10,000 sq. ft. zoning district, as presented.

Motion: Commissioner Kenney  
2nd: Commissioner Aimone  
Roll Call Vote: 4-0

(Commissioners Chakrapani, Miller and Noble were absent)

Jessica Plowgian, Chair	Aye
Matthew Glassman	Aye
Stephen Kenney	Aye
Keith Aimone	Aye