



TOWN OF
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Memorandum

To: Vienna Town Council
From: Jessica Plowgian, Chair of the Planning Commission *JPP*
Meeting Date: November 13, 2024
Re: Recommendation regarding lot consolidation at 130 Wilmar Place NW

Overview

This memorandum pertains to two applications for lot consolidation. The applicant (Sekas Homes, LTD) is the contract purchaser of six lots, which together are known as 130 Wilmar Place NW. The applicant proposes to consolidate two of the six lots into a single lot, and to consolidate the remaining four lots into a second lot. The proposed lots would remain in the RS-10, Single-Unit Detached Residential zone.

The first consolidation is of Lots 61 and 62 into a single lot, which would not meet certain requirements of the zone (including Lot Area, Front Building Line Lot Width, and Midline Lot Width). The applicant has applied for a variance with the Board of Zoning Appeals with respect to these items. The second consolidation is of Lots 63, 64, 65 and part of 66. This consolidation would not require any variances from the zone requirements. Staff presented and the Planning Commission considered the two applications together, though we voted on the items separately.

The applicant and his attorney (Michael Vann Atta of McGuire Woods LLP) were present and answered questions. No members of the public spoke at the meeting.

Planning Commission Discussion

Planning Commissioners unanimously support the consolidation of these lots into two lots and believe such redevelopment to be in the best interest of the Town. Commissioners spent considerable time evaluating the applicant's proposals and raised questions about why the applicant is creating one lot that is significantly smaller than the zone requirements (7,000 square feet), while also creating a second lot that is significantly larger than the zone requirements (11,900 square feet). The applicant and his attorney conveyed their intent to create the simplest consolidation (due to the existing structure on lots 63, 64 and 65 and to stay consistent with the existing tax map). The applicant noted, and Staff confirmed, that there are several other lots on this street that are less than 10,000 square feet.

Commissioners questioned whether the current applications are the best way to consolidate the lots and voiced a desire to create two lots that more closely conform with current zone requirements. Upon questions from the Commission, Staff confirmed that the lots can be modified in a way that is inconsistent with the current tax map (because it is a normal process in Fairfax County and elsewhere to amend the tax map in response to changed lot lines). Several Commissioners noted that this will be the only opportunity the Town will have to create lots that are as close to conforming with the zone requirements as possible.

Commissioner Kenney proposed several alternative ways to consolidate the six lots contained in these applications. Those proposals are attached to this memorandum and Commissioners discussed these options with the applicant. Ultimately, we shared our opinion that alternative 3 of Commissioner Kenney's proposals would likely be the best option to pursue. In this option, the Lot Area of the non-conforming lot would be much closer to 10,000 square feet and it would only require two variances from the Board of Zoning Appeals.

Planning Commissioners asked Staff to help manage the process as quickly as possible to assist the applicant in creating a lot consolidation that would reflect two lots that are more comparable in size, should the applicant be willing to do so. We encourage the Town to see this project through and are in favor of having two homes on two consolidated lots.

PC Action and Concerns

Planning Commissioners are strongly in favor of the redevelopment of these lots, but we support a lot consolidation that would create two lots more closely aligned with the RS-10 zone requirements.

Consolidation of Lots 61 and 62

The Planning Commission made a motion to recommend that the Town Council deny the applications to consolidate lots 61 and 62 at 130 Wilmar Place for the reasons explained in this memorandum.

Motion: Commissioner Noble

2nd: Commissioner Miller

Roll Call Vote: 6-0 (Commissioner Chakrapani had to leave shortly before the final vote on this matter, but this memorandum reflects her comments and opinions as conveyed during our meeting)

Jessica Plowgian, Chair	Aye
Matthew Glassman, Vice Chair	Aye
Stephen Kenney	Aye
Keith Aimone	Aye
Deepa Chakrapani	Absent
David Miller	Aye
Douglas Noble	Aye

Consolidation of lots 63, 64, 65, and part of 66

The Planning Commission made a motion to recommend that the Town Council deny the applications to consolidate lots 63, 64, 65, and part of 66 at 130 Wilmar Place for the reasons explained in this memorandum.

Motion: Commissioner Noble

2nd: Commissioner Miller

Roll Call Vote: 6-0 (Commissioner Chakrapani had to leave shortly before the final vote on this matter, but this memorandum reflects her comments and opinions as conveyed during our meeting)

Jessica Plowgian, Chair	Aye
Matthew Glassman, Vice Chair	Aye
Stephen Kenney	Aye
Keith Aimone	Aye
Deepa Chakrapani	Absent
David Miller	Aye
Douglas Noble	Aye

Attachment 1 – Commissioner Kenney Alternative Subdivision Approaches

WILMAR PLACE NW
PROPOSED SUBDIVISION