



TOWN OF
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Memorandum

To: Vienna Town Council
From: Matthew Glassman, Chair of the Planning Commission *mg*
Meeting Date: March 12, 2025
Re: Recommendation of approval of lot line adjustment and lot consolidations
at 130 Wilmar Place NW

Overview

This memorandum pertains to an application submitted by Sekas Homes, LTD, to create two buildable lots on a total of 18,900 square feet of land that consists of 6 adjoining existing small lots. The existing lots are known as lots 61, 62, 63, 64, 65, and a lot whose name is "part of 66." This application replaces a prior application that came before the Planning Commission on November 13, 2024. The new application proposes two equally sized lots of 9,450 square feet in the RS-10 Single-Unit Detached Residential zone.

Approval of the following three actions would result in the two proposed 9,450-square-foot lots:

1. Adjust the lot line between lots 63 and 64.
2. Consolidate lots 61, 62, and the adjusted 63.
3. Consolidate the adjusted 64, 65 and part of 66.

On March 12, 2025, staff provided a presentation of this new application. The presentation included a portion of the Planning Commission's comments on the previous application. That previous application proposed two lots of very different sizes - one would have been approximately 11,900 square feet, which would have been in conformance requirements of the RS-10 zone; and the other would have been approximately 7,000 square feet, which would not have been in conformance with the zone's minimum lot-size and lot-width requirements. At the November 13, 2024, meeting, the Planning Commission voted to recommend against the Town Council's approval of this proposal. However, the Planning Commissioners indicated strong support for two homes being built at this location but suggested that the two created lots be more equal in size. The Planning Commission memorandum to the Town Council included an attachment, prepared by Commissioner Kenney, that showed potential alternative approaches for achieving a more equal split. The new application followed one of the options in that attachment, which was to make the two lots the same size.

Sekas Homes, represented by Collin and John Sekas, were present, and Collin Sekas answered questions. No members of the public spoke at the meeting.

Planning Commission Discussion

After the presentation, Planning Commissioners posed questions to staff and the applicant. A question to staff was for clarification regarding the 3-step approach proposed. A question/comment to the applicant was a request that they build the two homes with varying setbacks rather than having them be exactly the same. Collin Sekas responded that their intention is to build the houses with different designs, including variation at the front of the building; and that they would look at whether the setbacks could be different. Staff noted that the backs of the lots have steep grades, which limits the amount of setback possible if the applicant is building the maximum allowable house size.

Planning Commission Action

Commissioner Noble made a motion to recommend approval to the Town Council for the proposed:

1. Boundary Line Adjustment between lots 63 and 64
 2. Consolidation of lots 61, 62, and 63 to create a single parcel of 9,450 square feet; and,
 3. Consolidation of lots 64, 65 and part of 66 to create a second parcel of 9,450 square feet.
- As requested by the applicant Sekas Homes, Ltd., to create two lots with 9,450 square feet each for the purposes of redeveloping two single-family lot dwellings on parcels known as 130 Wilmar Place, NW, map numbers 0384 03 0061 and 0384 03 0063, in the RS-10 Residential Single-Unit, 10,000 square feet zone.

Motion: Commissioner Noble

2nd: Commissioner Kenney

Roll Call Vote: 5-0 (Commissioners Miller and Chakrapani were absent)

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