



Memorandum

To: Vienna Town Council
 From: Matthew Glassman, Chair of the Planning Commission *mg*
 Meeting Date: January 23, 2025
 Re: Proposed Lot Consolidation at 244 Old Courthouse Road NE

Overview

This memorandum pertains to the proposed final plat for the lot consolidation of parcels 0391 12 0049A (Lot 49A, 1,594 sq. ft.) and 0391 12 0050 (Lot 50, 18,900 sq. ft.) at 244 Old Courthouse Road NE into a single lot in the Residential - Single-Unit, 16,000 sq. ft. (RS-16) zoning district. The consolidated lot would total 20,494 sq. ft. and allow the property owner, who owns both existing lots, to build a proposed new single-family detached home that neither encroaches on the 15-foot minimum interior side yard setback in the RS-16 zone, which would occur if the development were only on lot 50, nor exceeds the maximum lot coverage of 25%.

At our January 22, 2025, meeting, Planning Commissioners reviewed the application and the staff analysis regarding whether the proposed lot consolidation meets the area requirements for the RS-16 zoning district and abides by the Low-Density Residential future land use designation in the Town of Vienna Comprehensive Plan 2015 Update. The applicant, Hamid Matin of Professional Design Group, Inc. attended the meeting, provided a brief oral summary of the project, and answered questions asked by the Planning Commissioners. The Planning Commission concluded that consolidating the two lots would align with the applicable sections of the Town Code as well as the Comprehensive Plan.

PC Recommendation

The Planning Commission made a motion to recommend that the Town Council approve the lot consolidation of parcels 0391 12 0049A and 0391 12 0050, which is known as 244 Old Courthouse Rd NE, to become a new and larger parcel that will be known as 244 Old Courthouse Road NE.

Motion: Commissioner Noble

2nd: Commissioner Kenney

Roll Call Vote: 5-0

(Commissioners Chakrapani and Aimone were absent.)

Matthew Glassman, Chair	Aye
Douglas Noble, Vice Chair	Aye
Stephen Kenney	Aye
David Miller	Aye
Jessica Plowgian	Aye