

**Jan 6, 2025**

**348 Windover Avenue NW  
Public Improvements – Windover Heights**

# 348 Windover Ave NW – Public Improvements

## Site Location

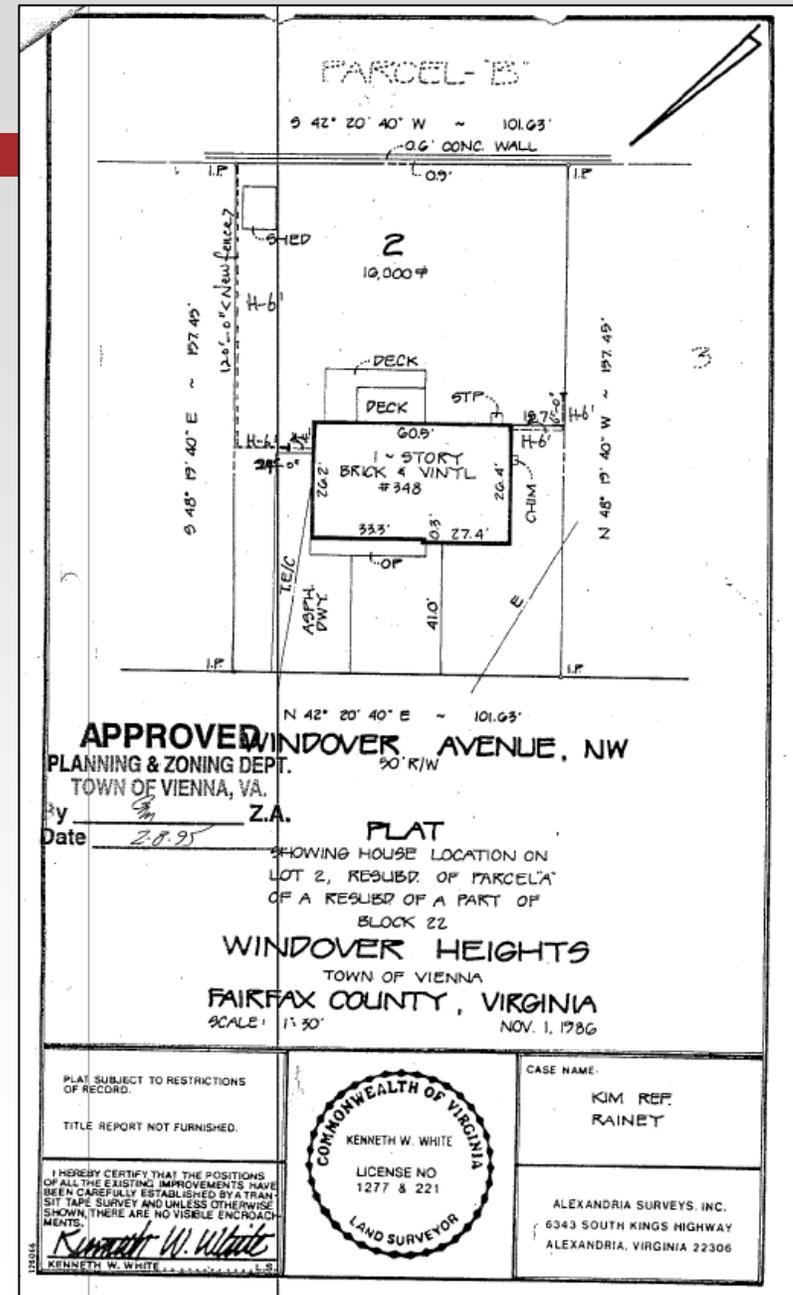
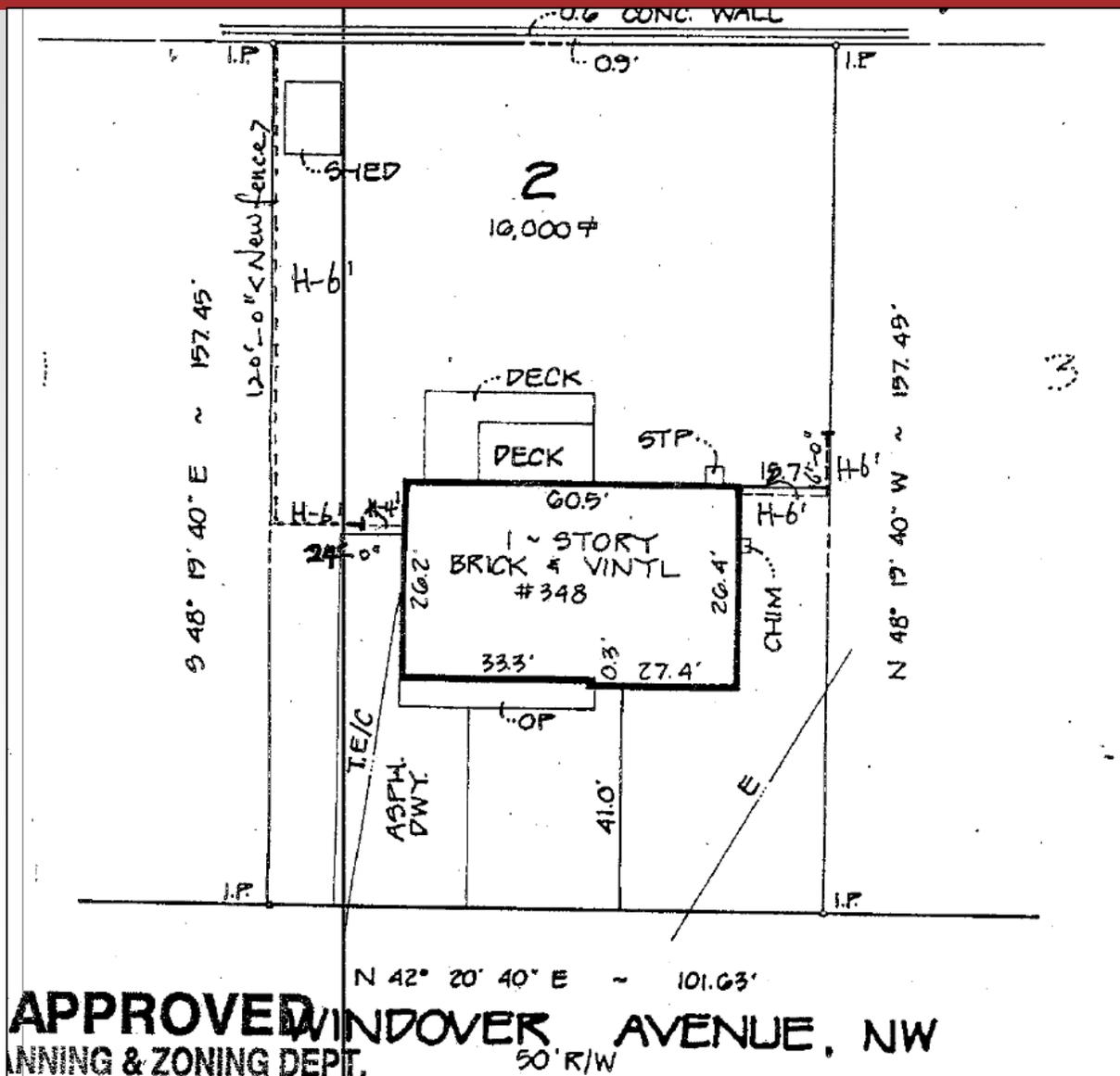


# 348 Windover Ave NW – Public Improvements Request

Request for a determination of the necessity of Public Improvements adjacent to the property located at 348 Windover Avenue NW, per Town Code Sec. 18-237.2., in the RS-16, single-unit detached residential zoning district; filed by Davis Chau, project engineer with GeoEnv Engineers and property owner.

# 348 Windover Ave NW – Public Improvements

## Existing Conditions



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## Existing Conditions

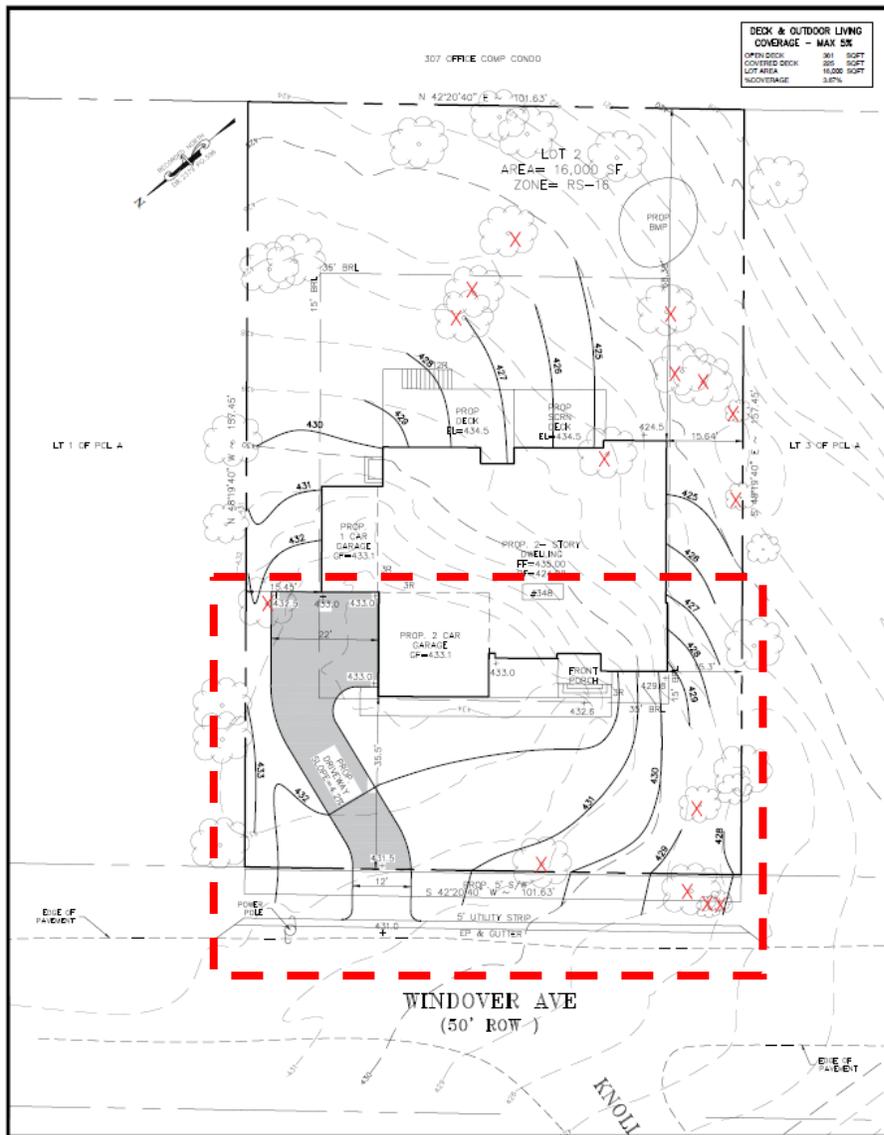


# Required Public Improvements

- **Dedication of right-of-way width.** When required, additional land would be deeded to the Town to meet the standard road width and contain all public improvements.
- **Design of curb, gutter, sidewalk, and storm drain on Windover Avenue.** The developer would provide an engineered plan showing the design of all public improvements that the Town of Vienna determines is required. The Town of Vienna would approve this plan prior to construction of the house.
- **Construction of sidewalks on Windover Avenue.** Prior to the completion of the project, and to the issuance of a Certificate of Occupancy, the developer would need to construct the sidewalk in accordance with the approved site plan.

# 348 Windover Ave NW – Public Improvements

# Proposed Conditions



LOT COVERAGE

DESCRIPTIONS	AREA
DWELLING	3,004
DRIVEWAY	906
FRONT PORCH	62
<b>TOTAL AREA</b>	<b>3,972</b>
<b>LOT COVERAGE</b>	<b>24.83%</b>



AVERAGE GRADE COMPUTATIONS

POINT	PROPOSED GRADE	REMARKS
A	433.00	
B	433.00	
C	433.00	
D	433.00	
E	429.00	
<b>TOTAL</b>	<b>2163.4 FT</b>	
<b>AVERAGE</b>	<b>432.68 FT</b>	

AVERAGE GRADE: 432.68 FT  
NOTE: AVERAGE PROPOSED GRADE ON THE FRONT OF THE DWELLING DETERMINES THE BUILDING HEIGHT COMPUTATIONS.

BUILDING HEIGHT-ROOF ELEVATIONS-AVERAGE GRADE  
= (455.75-432.68) = 23.07 FT  
BUILDING HEIGHT-34.47 FT = 35.57 FT, [OK]

THE FLOOR PROFILE

SOIL FRONT FINISH GRADE ELEV.	FIRST FLOOR ELEVATION	MINUS FINISH ELEVATION	BUILDING HT.
432.28	433.00	666.75	34.47

MAXIMUM ALLOWED BY TOWN CODE IS 35 FEET HIGH  
BUILDING HEIGHT PROPOSED: 34.47 = 35.00' [OK]



ATTACHMENT 03

**geoemv** Engineers  
Geoffrey Williams & Associates, LLC  
10875 High Street, Suite 213  
Falls Church, VA 22041  
TEL: 703.581.7170

REVISION	NO.	DESCRIPTION	REV. BY	DATE

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER  
STATE OF VIRGINIA  
JUDITH A. WILSON  
14222000

SITE GRADING PLAN, EROSION AND SEDIMENT PLAN PHASE II

LOT 2  
WINDOVER HEIGHTS  
348 WINDOVER AVE NW  
HYDRAULIC DESIGN, TOWN OF VIENNA, VA 22180

TAX MAP # 035-3-02-0035B

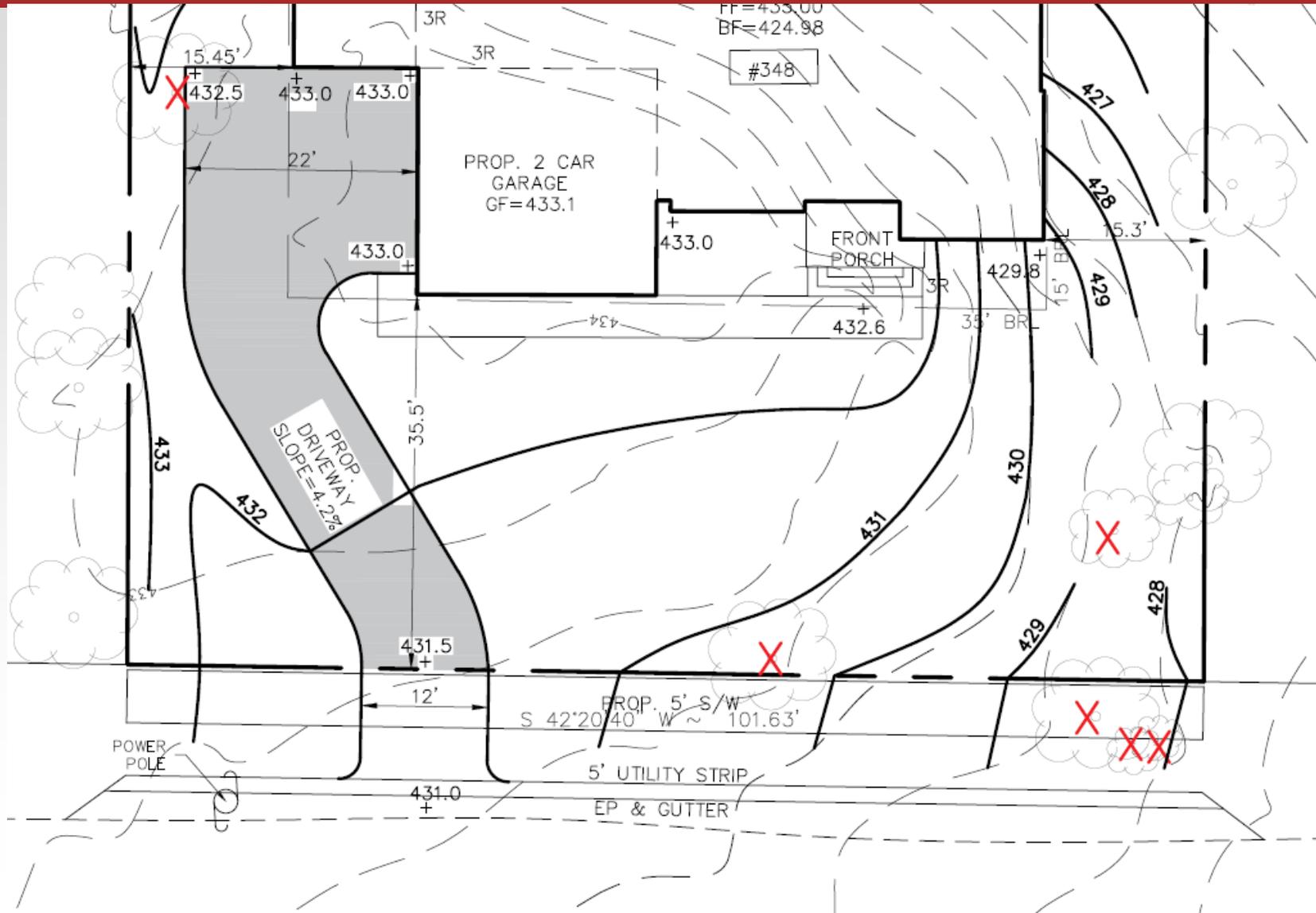
DATE: AUGUST 2024  
PREP. BY: A.V.  
REV. BY: D.C.  
PROJECT #:  
SCALE: 1"=10'  
SHEET:  
2

T-TL SHEET 13



# 348 Windover Ave NW – Public Improvements

## Proposed Conditions



## Process

- **December 3, 2024 – Windover Heights Board of Review –** Reviewed and made recommendation to Town Council against the necessity of public improvements.
- **January 6, 2025 – Town Council –** Review to determine the necessity of public improvements.

Next steps:

- **Windover Heights Board of Review –** Design review.
- Site plan approval by Town staff.

# 348 Windover Ave NW – Public Improvements

## Suggested Motions

**Option 1:** Recommending the installation of all the Town’s standard public improvements, including frontage improvements and sidewalks,

- Potential motion: I move that all the standard public improvements are necessary adjacent to 348 Windover Avenue NW, in association with the proposed redevelopment plan per the requirements of Town Code Section 18-402, Frontage Improvements, and the Town’s standard street profile for a street of this kind.

**Option 2:** Recommending that some of the standard public improvements are necessary adjacent to 348 Windover Avenue NW, in association with the proposed redevelopment plan per the requirements of Town Code Section 18-402; but that other public improvements are not necessary.

- Potential motion: I move that the following public improvements are necessary adjacent to 348 Windover Avenue NW, in association with the proposed redevelopment plan per the requirements of Town Code Section 18-402, Frontage Improvements, but that others are not necessary ...(list)

## Suggested Motions

**Option 3:** Recommending that no public improvements, including frontage improvements or sidewalks, be constructed on this property at this time, OR,

- Potential motion: I move that public improvements are not necessary adjacent to 348 Windover Avenue NW, in association with the proposed redevelopment plan per the requirements of Town Code Section 18-402, Frontage Improvements, and that staff may approve a site plan without the standard street profile design.

**Option 4:** Other option that the Town Council may choose.

# 348 Windover Ave NW – Public Improvements

## Frontage Improvements (Public Improvements)

### Sec. 18-402. - Frontage Improvements.

1. The developer of any lot shall dedicate land along the lot frontage for sidewalk, curb, and gutter improvements as shown in the adopted Town Pedestrian Plan. Dedication of such improvements shall be in accordance with the standards set forth in this Chapter.
2. The developer of any lot that fronts an existing street shall dedicate land, construct a sidewalk, and connect such new sidewalk to the existing adjacent sidewalks, if any. Such new sidewalk shall be constructed in accordance with the standards set forth in this Chapter.
3. Upon application by the developer to the Town, the Town Council designates the Director of Public Works to waive, in exceptional circumstances, in consultation with the Town Attorney and Town Manager, in his or her discretion, the construction of such new sidewalk and permit the deposit of designated funds for such construction.

# 348 Windover Ave NW – Public Improvements

## **Public Improvements within Windover Heights**

### **Sec. 18-237. - Windover Heights Historic Overlay (WH-O).**

#### **2. Public Improvements Controls.**

**A.** No new construction projects, the purpose of which shall be the installation of new public improvements and publicly-owned utilities not in existence at the time of the adoption of the ordinance, shall be commenced in the Windover Heights Historic Overlay District until the Town Council shall first conduct an advertised public hearing concerning the necessity of the improvement, at which hearing the recommendations of the Windover Heights Board of Review, if available, shall be included in the record.

**B.** The provisions of this section shall not be applicable to maintenance or repair of existing public improvements or utilities.