



ESTABLISHED 1945

February 10, 2025

Mr. David Levy
Director of Planning and Zoning
Town of Vienna
127 Center Street South
Vienna, Virginia 22180

Re: Navy Federal Credit Union, 820 Folin Lane SE, Vienna, Virginia, Tax Map 0391-02-0007 Generator Replacement, Project ID 1196724, Modification of Zoning Ordinance Section 18-513

Dear David,

This letter and attachments are being submitted to request that the requirements of Zoning Ordinance Section 18-513 be modified to allow the construction of an acoustical barrier fence in excess of six (6) feet in height for the subject project. This letter and supporting exhibits comprise this request.

As background information, the Navy Federal Credit Union property is zoned CP and is located on the north side of Electric Avenue and the east side of Folin Lane. This modification request is being submitted in conjunction with a site plan currently under review by the Town of Vienna for the construction of replacement emergency generators and supporting infrastructure. The emergency generators are proposed to be constructed behind the existing NFCU office building. Please refer to the enclosed location map and a site plan showing the proposed fence. The purpose of the proposed fence is to both to block the view of the emergency generators and reduce the sound level for neighbors and the office building occupants. As currently planned the proposed generator enclosures will be slightly over 14-feet tall. The proposed 14-foot-high acoustical fence will be a solid, green, opaque acoustical blanket material (Acoustifence or approved equal) mounted on chain link fence which is designed to absorb a substantial amount of the sound of the emergency generators and associated electrical equipment while in operation.

In accordance with Zoning Ordinance Sec. 18-830, the following narrative demonstrates that the proposed acoustical fence for the emergency generators cannot be constructed within the Zoning Ordinance requirements regarding maximum fence height. The supporting points are as follows:

1. The proposed emergency generators have been purposely located on the property to minimize the potential noise and visual impacts to neighbors. (An earlier version of the project site plan previously submitted to the Town for approval located the generators closer to some neighbors but was abandoned in favor of the current proposed location to move the generators farther from

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- neighbors.) However, the proposed acoustical barrier fence will further reduce potential acoustical and visual impacts.
2. The fence will be located a minimum of approximately 315 feet from the closest neighboring single family residence. Further, most of this intervening distance consists of a naturally vegetated stream valley. The fence will only be visible from the neighbors when leaves are off the trees and very difficult to see even then. The fence will be a little over 500 feet from Folin Lane and for the most part obstructed from view from the street by the existing building and trees. In light of these very considerable setbacks to the fence, we feel that the height of the proposed fence will not be unsightly or present any detrimental impacts to neighboring properties or the street.
 3. The project's noise consultant performed acoustical analyses for potential impacts to the neighboring residential properties. These analyses determined that a 14-high acoustical fence is necessary to achieve less than 55 dBA of noise from the emergency generators and associated electrical equipment at the property line (accounting for a margin of error and conservative assumptions).

Considering all of the above, it is our opinion that there is more than adequate justification for this request.

We appreciate your time and consideration in this matter and look forward to your prompt response. If you have any questions or need additional information, please call or email me at bprodo@wlpinc.com.

Sincerely,



William H. Prodo, P.E.
Senior Project Manager

14-012
Enclosures