

From: Stephen Kenney, Chairman Planning Commission  
To: Vienna Town Council  
Meeting Date: August 25, 2021  
Re: Site Plan Modifications – 117-121 Courthouse Rd SW

### **Overview**

The applicant, JDA Custom Homes, is asking for modifications of requirements for lot coverage, front yard, and rear yard setbacks, as well as lot area.

The PC received five letters/emails relating to this overall application. Of these, two were in favor, two were opposed and the 5<sup>th</sup> had reservations about the number of requested variances under RM-2. During the meeting we had four individuals speak on the matter.

### **PC Action and Concerns**

The PC, in general, felt the requested modifications were similar in scope to other modifications which had been granted for other RM-2 properties. The number of units per acre was lower than most and the setbacks and lot coverage amounts are similar to several other properties we had reviewed. Staff presented a chart showing this property in relation to other RM-2 properties. As this is a new concept within the town, the lot area was justifiably at variance with the requirements in RM-2 zoning.

Mr. Miller made a motion to recommend to Town Council on approval of the requested site plan modifications of requirements for lot coverage, front and rear and setbacks and lot area.

2nd: Plowgain

Roll Call Vote: 6-0 (Baum was missing)