




STAFF REPORT COVER SHEET

February 3, 2025

Address	244 Old Courthouse Rd NE	Case Number	PF-1514272
Regular Meeting Date	2/3/2025	Applicant	Hamid Matin of Professional Design Group, Inc.
Board/Commission	Town Council	Owner	Jamil Abdel Aziz and Sana Basharat Hussein
Existing Zoning	RS-16	Existing Land Use	Low Density Residential
Brief Summary of Request	Request for approval of a final plat for the lot consolidation of parcels 0391 12 0049A and 0391 12 0050 at 244 Old Courthouse Road NE into a single lot in the Residential - Single-Unit, 16,000 sq. ft. (RS-16) zoning district.		
Site Improvements	The applicant proposes to construct a new single-family detached dwelling on the proposed newly created lot from the consolidation.		
Size of Property	0391 12 0049A: 1,594 sq. ft. 0391 12 0050/244 Old Courthouse Rd NE: 18,900 sq. ft. Total after consolidation: 20,494 sq. ft.		
Public Notice Requirements:	<ul style="list-style-type: none"> The Town Council shall notify the applicant by mail five days prior to the date of consideration of the final plat. As a courtesy notice, staff posted a sign on the property on January 13, 2025, notifying residents of Planning Commission and Town Council meetings. 		
Official Submission Date for Approval:	On January 13, 2025, the application was deemed by staff to be complete.		
Deadline for Action:	March 14, 2025 (Action required by Town Council 60 days from official submission; the last Town Council meeting before the deadline is March 3, 2025.)		
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The 244 Old Courthouse Road NE property consists of one single-family detached dwelling. Fairfax County records indicate the home was built in 1960, with an addition constructed in 1977.</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</p> <p>The Future Land Use Plan in the Town of Vienna Comprehensive Plan 2015 Update designates the property as Low Density Residential. The proposed subdivision is consistent with the Low Density Residential designation.</p> <p>COMPATIBILITY WITH THE ZONING ORDINANCE</p> <p>The proposed lot consolidation complies with Chapter 18, Article 6. Subdivision, Lot Line Adjustment, and Lot Consolidation and meets the area requirements for the Residential - Single-Unit, 16,000 sq. ft. (RS-16) zoning district.</p>			

Attachments:	01 – Staff Report 02 – Application & Authorization 03 – Proposed Final Plat and Deed 04 – Original Plat 05 – Relevant Regulations 06 – Planning Commission Recommendation Memo 07 – Regulatory Requirements for Agenda Item 08 – Staff Presentation
Author:	Lyndsey Clouatre, Principal Planner

INTRODUCTION

The applicant requests an approval of a final plat to consolidate lot 49A (0391 12 0049A, sometimes referred to as “part of lot 49”) with lot 50 (0391 12 0050). The result would be a single lot at 244 Old Courthouse Road NE. The existing lots are zoned Residential - Single-Unit, 16,000 sq. ft. (RS-16), and the newly consolidated lot would retain the same zoning. The application was filed by Hamid Matin of Professional Design Group, Inc.



Figure 1: The property at 244 Old Courthouse Road NE, with both lots outlined in blue. The portion of lot 49 proposed for consolidation is the small, triangular lot at the southeast of the property and is proposed to be consolidated with lot 50, which makes up the majority of the property.

Lot 50 makes up the majority of the site, consisting of 18,900 sq. ft. This lot fronts along Old Courthouse Road and is located two lots southeast of the intersection of Old Courthouse Road NE with Westbriar Drive NE. A single-family detached dwelling was constructed on lot 50 in 1960, with an addition constructed in 1977. Lot 49A is a triangular lot southeast of lot 50. It consists of 1,594 sq. ft. and has no frontage on a public right-of-way; it is therefore non-conforming with the RS-16 zone, which requires a minimum of 16,000 square feet and frontage on a public right-of-way.

If the lot consolidation is approved, the newly created lot will retain the address of 244 Old Courthouse Road NE. Both existing lots, as well as the lot to the west at 1125 Westbriar Drive NE and the properties on the north side of Old Courthouse Road NE, are zoned RS-16. The RS-16 zoning would be retained for the new lot.



Figure 2: Zoning for the portion of lot 49 proposed for consolidation and lot 50 (244 Old Courthouse Road NE) and adjacent and proximate properties. Immediately outside of Town limits to the east is Fairfax County's Freedom Hill Park.

The site is mainly surrounded by other single-family detached dwellings along Westbriar Drive NE and Saratoga Way NE, though a non-conforming triangular lot exists immediately east of the property on Old Courthouse Road NE.

STAFF ANALYSIS

Staff finds the lot consolidation application meets all zoning and lot consolidation requirements, including those for lot width and lot area, in the RS-16 zoning district. These and other standards are shown below in *Table 1: RS-16 Zoning Area Requirements & Lot Analysis*. The lot consolidation would create no negative impacts on neighboring properties and would also eliminate the existing non-conforming condition at lot 49A. It would also allow the proposed new single-family home to neither encroach on the 15-foot minimum interior side yard setback, which would occur if the development were only on lot 50, nor exceed 25% maximum lot coverage.

Table 1: RS-16 Zoning Area Requirements & Lot Analysis				
	Requirement	0391 12 0049A	0391 12 0050 (244 Old Courthouse Rd NE)	Combined Lot
Lot Area	16,000 sq. ft. min.	1,594 sq. ft.	18,900 sq. ft.	20,494 sq. ft.
Lot Width at Street	50 ft. min.	N/A	177 ft.	177 ft.
Front Building Line Lot Width	65 ft. min.	N/A	191 ft.	191 ft.
Midline Lot Width	90 ft. min.	22 ft.	160 ft.	166 ft.

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The Planning Commission met on January 22, 2025, to discuss the request and voted 5-0 to make a recommendation to the Town Council for approval of a final plat for the lot consolidation of parcels 0391 12 0049A and 0391 12 0050 at 244 Old Courthouse Road NE into a single lot. A memo from the Planning Commission chair is included with this application.