

January 22, 2025

Town of Vienna Planning Commission Meeting 244 Old Courthouse Road NE Lot Consolidation Request

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244 Old Courthouse Road NE – Lot Consolidation Request

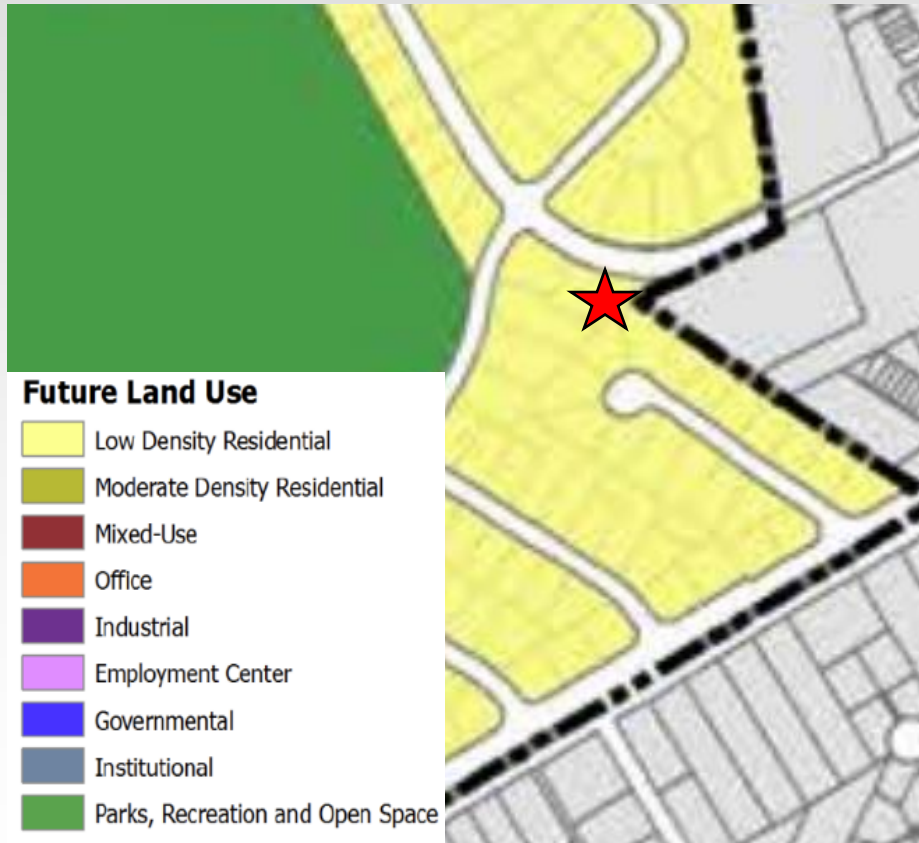
Site Location



244 Old Courthouse Road NE – Lot Consolidation Request

Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map



Zoning Map



244 Old Courthouse Road NE – Lot Consolidation Request

RS-16 Zoning Area Requirements and Lot Analysis

	Requirement	0391 12 0049A	0391 12 0050 (244 Old Courthouse Road 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	60 ft. min.	N/A	191 ft.	191 ft.
Midline Lot Width	90 ft. min.	22 ft.	160 ft.	166 ft.

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Summary and Next Steps

Proposed Lot Consolidation

- Meets minimum zoning requirements for RS-16 zone
- Aligns with Comprehensive Plan

Next Steps

- Planning Commission recommendation to Town Council
- Town Council meeting – February 3, 2025
 - Per Zoning Ordinance Section 18-619.6.A, a 60-day time frame ending on March 14, 2025, is given for Town Council action on this item.

Proposed Motion

“I move that the Planning Commission 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.”

Or other motion as deemed necessary by the Planning Commission.