

BFR CONSTRUCTION

921 GLYNDON ST. SE
VIENNA, VIRGINIA 22180

December 14, 2021

Michael Gallagher
Director of Public Works- Town of Vienna
127 Center St S
Vienna, VA, 22180

RE: Site Plan Modifications for Vienna Courts at 127-131 Park St NE

Mr Gallagher,

In conjunction with the rezoning of the property at 127-133 Park St NE, from T-zone to RM2, we respectfully request the following modifications for your consideration.

Front Yard Modification Requested:

Required: 35' from front property line (18-58.D)

Requested: 30' from the front property line for main building, 25' from the front property line for porches.

Rationale: the front yards will not be used for driveways eliminating street cuts for the units along Park Street NE. The garage entry and parking will be accessed through a common drive Aisle. This request is less than previously approved modifications for RM-2 projects.

Rear Yard Modification Requested:

Required: 35' from the rear property line (18-58.F)

Requested: 15-20' from the rear property.

Rationale: The rear property line abuts an unusual jog in the residential lot along church street. This segment is approximately 15' wide and current and foreseeable use is unmanaged forestry. Similar modifications have been granted in recent years on RM2 projects when the required yard does not serve its intended purpose.

Lot Coverage Modification Requested:

Required: 25% (18-58.I)

Requested: 70% Shown as 68% on the plan set.

Rationale: This is a similar request to previously approved RM-2 projects. It was indicated at a work session that council members appreciated additional guest parking spaces. This request exceeds the amount shown on the plan set to accommodate changes in future site engineering, parking configuration or inclusion of outdoor amenity space.

Lot Size Modification Requested:

Required: Section 18-58.A.2 states "all two-family dwellings for the purposes of computing area requirements shall be considered as occupying one lot and shall adhere to the area requirement as specified for the RS-10 zone except the area need not exceed 8,000 square feet."

Requested: All 14 two-family units will occupy approximately 72,167 sqft.

Rationale: This is a similar request to a recent RM-2 rezoning application. Our modification will have less impact as to traffic than the existing use and we are reducing the impact to the neighbors by limiting the building height to 30' and providing enhanced street improvements per the proffered conditions from the rezoning.

Thank you for your consideration,

Steve Bukont- President of BFR Construction