

## MEMORANDUM

TO: Board of Zoning Appeals

FROM: Jim Hendricks, Chairman, Town of Vienna Planning Commission

DATE: January 28, 2015

RE: Recommendation to the Mayor and Town Council on a **final plat** for the proposed resubdivision of six contiguous parcels within Block 10, Onon'dio Subdivision, into eight lots and located between the Washington and Old Dominion Trail and Ninovan and Tapawingo roads SE, and in the RS-12.5, Single-Family Detached Residential zone (***recommended new addresses are 403 Tapawingo Road SE, and 913, 914, 915, 916, 918, 920 and 921 Ninovan Road SE***). Application filed by Joshua Marshall, Land Design Consultants, on behalf of Satpal Singh Sahni and Carolyn Jackson Sahni, property owners.

At its regularly scheduled meeting of January 28, 2015, the Planning Commission considered the proposed final plat of the resubdivision described above, along with the requested waiver.

Staff began with a presentation, noting that on December 10, 2014, the Planning Commission first reviewed the proposed resubdivision. Since that time, the proposed layout had changed substantially to respond to the concerns expressed at that meeting. In particular, the comments which were addressed through the revised plan included (1) Reconfigured access to the subdivision from Ninovan Road SE, eliminating the proposed hammerhead and the associated waiver request; (2) Reorientation of new Lots 1 and 2 to create a "like for like" situation in which rear yards abut rear yards; (3) Addition plantings to achieve twenty percent tree cover on each lot; (4) Adjusted the lot grades, where possible. The applicant is not requesting a waiver of the lot grade deviation; and (5) Modifications to the proposed storm water management system.

The applicant then provided an overview and responded to additional questions.

Several members of the public spoke in favor of the redesigned subdivision plan. There was one inquiry regarding the proposed storm water system and lot grade heights. One speaker spoke in favor of the waiver request.

There was a question and answer discussion among the commissioners and the applicant regarding storm water management strategies and the grading of the properties. The applicant explained the proposed facilities and how drainage was addressed. There being no further discussion, the question was called in support of the application and associated waiver.

The motion passed 6-0 (three absent). Members of the Planning Commission expressed gratitude to the community and applicant for working to provide a better design and resolution of the issues raised during the process.