

Town of Vienna

Council Agenda Communication

DATE March 7, 1994	SUBJECT: REQUEST FOR APPROVAL OF SITE PLAN MODIFICATIONS TO EXCEED LOT COVERAGE AND MINIMUM SETBACK REQUIREMENTS FOR THE CONSTRUCTION OF A MOTORCYCLE/BICYCLE SHED ADJACENT TO THE VIENNA POLICE HEADQUARTERS LOCATED AT 215 CENTER STREET, SOUTH, IN THE RM-2, MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT
AGENDA ITEM 7	

Originating Department:	Planning and Zoning
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EXPLANATION AND SUMMARY

Subsequent to the issuance of a temporary certificate of occupancy for the Town's Police Headquarters, the matter of on-site storage for police motorcycles and bicycles is now being addressed by the Vienna (Host) Lions Club as a philanthropic project. It is the Club's plan to provide materials and labor to construct a 16.75 foot by 24.75 foot single-story brick facility in the southernmost corner of the 1.045 acre subject property. The 414.56 square foot building will be situated 4 feet from the southeasterly and 9 feet from the southwesterly property line (and some 70 feet from the nearest structure--Faith Baptist Church). The 14.75-foot-tall structure will provide enclosed space for 4 motorcycles and 3 bicycles.

During the 1990 review and approval process for the Police Headquarters, several site plan modification issues were considered. Among those approved was a modification to permit a total lot coverage of 46 percent for both the Bowman House and Police facility as opposed to the maximum of 25 percent as specified in Section 18-58I of the Town Code. (It had been noted at the time that the proposed lot coverage of 46 percent is similar in nature to the 42 percent coverage as approved for the adjacent church site, and well under the 56 percent lot coverage as approved for the Park and Locust Street, S.E., townhouse project.) The new structure will add approximately nine-tenths of one percent (0.9) to the existing lot coverage of 46 percent. Because this new total--46.9 percent--exceeds the approved lot coverage, a new site plan modification is required.

The "shed" is technically an accessory building, which would tend to suggest that its location is regulated in accordance with Article 17 of Chapter 18. The language found within Section 18-58 Area Requirements, however, indicates to the staff that the appropriate setbacks for the structure are 25 feet on the southeast (side) property line and 35 feet on the southwesterly (rear) line. Because the proposed building encroaches beyond the minimum required setback lines, a site plan modification from Section 18-58E and F of the Town Code is also required.

The Planning Commission considered the matter at its regular meeting of February 23, 1994. After careful review, the Commission recommended unanimous approval of the site plan modification request for lot coverage as presented, and unanimous approval of the site plan modification request for minimum setbacks contingent upon a review and satisfaction of applicable building and fire prevention codes.

DOCUMENTS ATTACHED:	<ol style="list-style-type: none">1. Proposed site plan modifications2. Planning Commission Minutes Dated February 23, 19943. Recommendation of the Chairman Dated March 2, 1994
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DEPARTMENTAL RECOMMENDATION:	The Director of Planning and Zoning concurs with the recommendations of the Planning Commission; approval of the site plan modification.
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TOWN MANAGER'S RECOMMENDATION:	Concur
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COST AND FINANCING:	N/A
ACCOUNT NUMBER:	N/A

PROPOSED/SUGGESTED MOTION
<p>"I move for the approval of the proposed site plan modification to exceed lot coverage and minimum setback requirements for the Vienna Police Headquarters located at 215 Center St., S. in the RM-2, Multiple Family Residential zoning district, filed by Town of Vienna, owner."</p> <p style="text-align: center;">OR</p> <p style="text-align: center;">SUCH ACTION AS COUNCIL DEEMS ADVISABLE</p>

DISPOSITION BY COUNCIL	
<input checked="" type="checkbox"/> Approved <i>6-0</i>	<input type="checkbox"/> Deferred Until:
<input type="checkbox"/> Denied	<input type="checkbox"/> Other:
COMMENTS: <i>Amendment: Repeal of my fee that is removed from the site; 6-0 go.</i>	

DRAFT

PLANNING COMMISSION

MINUTES

February 23, 1994

The Planning Commission met in regular session on Wednesday, February 23, 1994, in the Council Room of the Vienna Town Hall, 127 Center Street, South, Vienna, Virginia, with Gary P. Gillum, Chairman, presiding. The following members were present: Emil D. Attanasi, Jerry S. Barnett, Edward H. Chase, Donald C. Chumley, Julian W. Johnson and Theodore R. Thomas. Absent was Marshall O. Potter, Jr. Also in attendance and representing the Town Staff were Gregory M. Hembree, Director of Planning and Zoning and Denise Rose Adams, Board Clerk.

APPROVAL OF THE MINUTES

It was moved to approve the minutes of February 9, 1994 as corrected.

Motion: Thomas
Second: Attanasi
Carried: 7-0-1

Abstain: Barnett
Absent: Potter

COMMUNICATIONS FROM CITIZENS AND/OR COMMISSIONERS:

Mr. Barnett stated for the record that he was absent from the meeting of February 9, 1994 due to business travel.

Mr. Chumley stated that he met with the Planning Staff and they will prepare a draft of the Transportation portion of the Comprehensive Plan and will have it back to the sub-committee by March 15, 1994.

Chairman Gillum stated that after the adjournment of the regular meeting for tonight, there will be a work session held by the land-use sub-committee.

ITEM NO. 1:

Recommendation to the Town Council for approval of site plan modifications to exceed lot coverage and minimum setback requirements for the construction of a motorcycle/bicycle shed adjacent to the Vienna Police Headquarters located at 215 Center Street, South,

in the RM-2, Multiple Family Residential zoning district. Filed by the Town of Vienna, owner.

Councilman George Lovelace, 425 West Street, NW, was present on behalf of the application.

Councilman Lovelace stated that in December of 1993, the Police Department contacted members of the community about providing a new building for the housing of their motorcycles and bicycles. This was brought before the Vienna Host Lions Club and Councilman Lovelace stated that he was elected to be the chairman of the effort to raise funds for the erection of the building and to provide volunteer labor to help erect the building.

Councilman Lovelace stated that the proposed building will be 414.56 square feet, which will be located four (4) feet from the southeasterly property line (adjacent to Faith Baptist Church). Councilman Lovelace stated that the proposed building will be built to be compatible with the existing Police Headquarters. Councilman Lovelace stated that they were fortunate to get a volunteer Architect for the project, by the name of Jared Willcox.

Mr. Willcox stated that the proposed building will house four (4) motorcycles and three (3) bicycles. Mr. Willcox stated that they have oriented the particular layout of the proposed building to be as flexible as possible to provide a safe and easily negotiable access in and out of the proposed building. Additionally, the materials that are being proposed for the building are the same materials that were used for the Police Headquarters, which will keep a harmonious design throughout the site.

Mr. Willcox stated that they met with the Southwest Vienna Association (SVA) several weeks ago to show them exactly what they would be doing on the site. Mr. Willcox stated that Mr. Mocarski was given plans to take to the adjacent neighbors. There was no additional feedback from any citizens regarding this matter.

Mr. Chumley asked what the Police Department was presently using to house the motorcycles and bicycles. Mr. Lovelace stated that presently there is a wooden "shed" located to the rear of the Town Hall building. Councilman Lovelace stated that this "shed" was not a compatible facility for the new Police Headquarters and further that they need to have a building on site that can adequately protect the vehicles from adverse weather conditions.

Mr. Thomas stated that he had concerns about the proposed setbacks and whether they meet the National Building and Fire Prevention Code requirements. Mr. Hembree as well as Mr. Willcox stated that they would further explore the issue regarding this matter and forward any findings to the Town Council.

Mr. Johnson asked what would be done for more space if the Police Department gets more motorcycles or bicycles. Councilman Lovelace stated that the Town does not intend to expand either the motorcycle or bicycle force.

It was moved to recommend to the Town Council approval of a site plan modification for excess lot coverage to permit the construction of a motorcycle/bicycle shed adjacent to the Vienna Police Headquarters located at 215 Center Street, South, in the RM-2, Multiple Family Residential zoning district. Filed by the Town of Vienna, owner.

Motion: Johnson
Second: Barnett
Carried: 7-0

Absent: Potter

It was moved to recommend to the Town Council approval of a site plan modification for minimum setback requirements to permit the construction of a motorcycle/bicycle shed adjacent to the Vienna Police Headquarters located at 215 Center Street, South, in the RM-2, Multiple Family Residential zoning district as filed by the Town of Vienna, owner, and subject to satisfactory resolution of the Boca Code requirements and the National Fire Prevention Code.

Motion: Johnson
Second: Barnett
Carried: 7-0

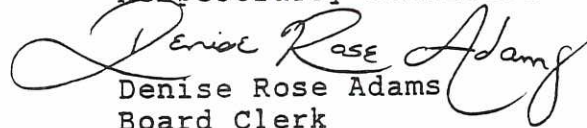
Absent: Potter

It was moved to adjourn at 8:48 P.M.

Motion: Attanasi
Second: Thomas
Carried 7-0

Absent: Potter

Respectfully Submitted


Denise Rose Adams
Board Clerk

MEMORANDUM

TO: Mayor and Town Council

FROM: Gary P. Gillum *GP* Chairman, Planning Commission

DATE: March 2, 1994

SUBJECT: Recommendation to the Town Council on proposed site plan modifications to exceed lot coverage and minimum setback requirements for the Vienna Police Headquarters located at 215 Center Street, South, in the RM-2, Multiple Family Residential zoning district. Filed by the Town of Vienna, owner.

At its regular meeting of February 23, 1994, the Planning Commission considered a recommendation to the Town Council on proposed site plan modifications to exceed lot coverage and minimum minimum setback requirements for the Vienna Police Headquarters located at 215 Center Street, South, in the RM-2, Multiple Family Residential zoning district. Councilman Lovelace presented the request.

During the Commission's review of the project with Mr. Lovelace and the project's architect, Mr. Jared Willcox, it was stated that the plan had been presented to neighbors for their reaction and that no negative comments had been forthcoming. No public comment was offered during the Commission's consideration of the matter.

In the Commission's consideration of the proposed site plan modifications, the increase in lot coverage was seen as minimal, but Commissioner Thomas voiced concern that the proposed setbacks might not meet national building and fire prevention code requirements. Town staff and the architect indicated that they would explore this issue further.

The Commission voted (7-0) to recommend that the Town Council approve the site plan modification for lot coverage. By an identical tally, the Commission voted to recommend that the request relating to minimum setbacks be approved, contingent on the proposed building location satisfying applicable building and fire prevention code requirements. Mr. Potter was absent.