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## C

B

**B**

- A

(VCS) 1983 - NORTH



**APPLICANT:**

Sheet List Table	
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THIS IS A CONDITIONAL USE PERMIT (CUP) PLAN TO AMEND THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO PERMIT A BUILDING ADDITION TO THE EXISTING STRUCTURE AND ADDITIONAL PARKING WITHIN THE EXISTING PARKING LOT.

IN ORDER TO ENHANCE THE CURRENT MEMBER EXPERIENCE, THE NEW FITNESS CENTER WILL ALLOW THE CLUB TO INCREASE FITNESS OFFERINGS WITH UPDATED TRAINING EQUIPMENT, DEDICATED GROUP AND MULTISUE FITNESS STUDIOS, AND IMPROVED SPACE WITH HIGHER CEILINGS AND NATURAL LIGHT. THE EXISTING FITNESS AREA INSIDE THE BUILDING WILL BE RENOVATED TO CREATE EXPANDED YOUTH SPACES TO SERVE THE CLUB'S LARGE FAMILY MEMBERSHIP. THE CART STORAGE EXPANSION IN THE ADDITION PROVIDES IMPROVED OPERATIONAL EFFICIENCY AND FACILITIES FOR MAINTENANCE AND STORAGE, WHILE ALLOWING THE EXISTING INTERIOR CART STORAGE AREA TO BE RENOVATED FOR NEW MEMBER AMENITIES. THE INTERIOR RENOVATIONS INCLUDE A WINE ROOM FOR PRIVATE EVENTS AND MEETINGS, A GOLF SIMULATOR LOUNGE TO PROVIDE OPPORTUNITIES FOR OFF-SEASON TRAINING AND A SOCIAL GATHERING AREA FOR MEMBERS, AND A IMPROVED FITNESS LOBBY EXPERIENCE.

IN CONJUNCTION WITH THE BUILDING ADDITION THERE WILL BE ASSOCIATED SITE DEVELOPMENT TO PROVIDE A NEW SIDEWALK ON THE WEST SIDE OF THE BUILDING ADDITION AND A SIDEWALK CONNECTING THE UPPER AND LOWER PARKING LOTS. STORM WATER MANAGEMENT TO BE CAPTURED BY AN EXISTING (TO BE IMPROVED ) WET SWALE.



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WESTWOOD COUNTRY CLUB  
CONDITIONAL USE PERMIT  
TAX MAP 39-1 ((2))  
TOWN OF VIENNA, VIRGINIA

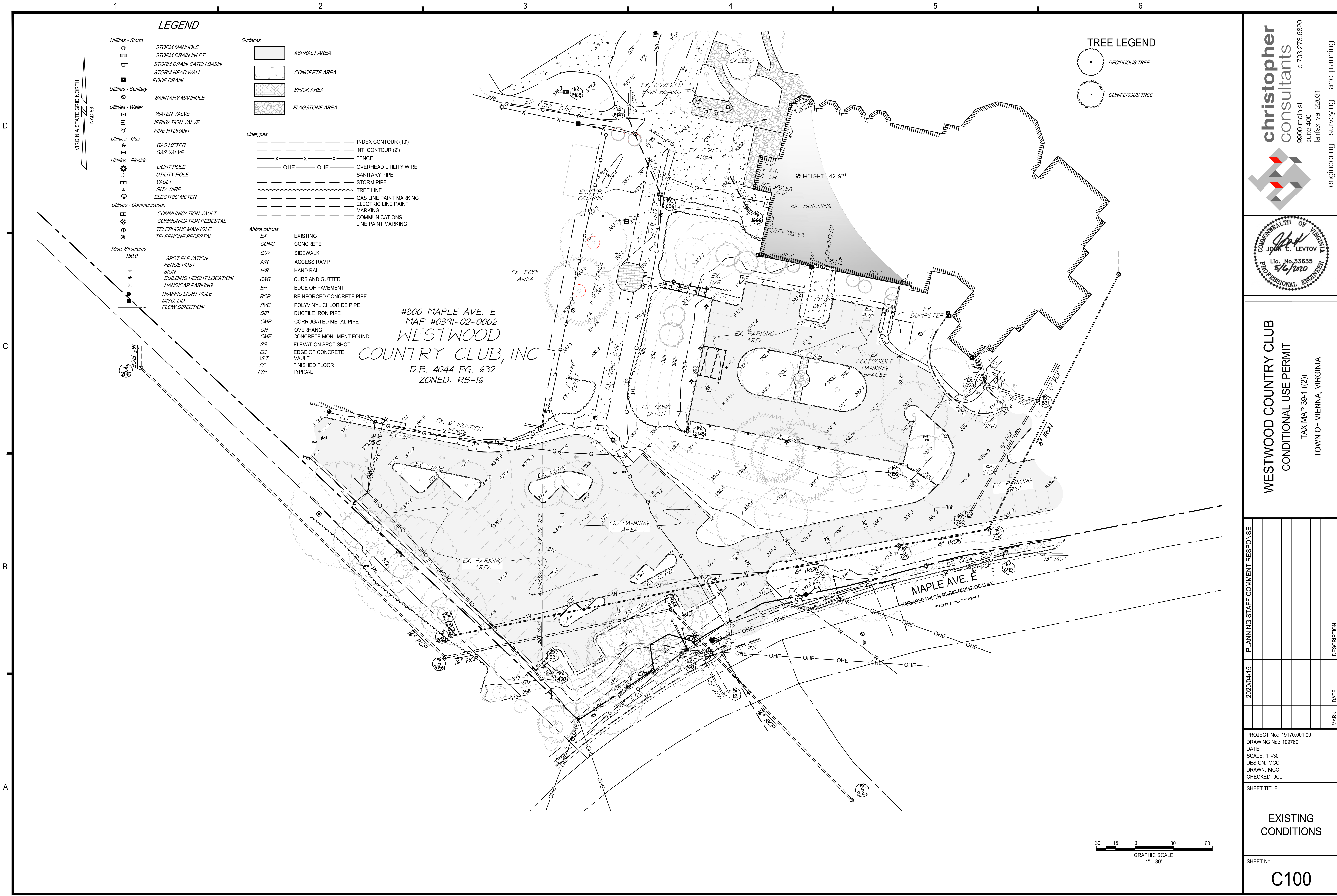
	2020/04/15	PLANNING STAFF COMMENT RESPONSE
MARK	DATE	DESCRIPTION

SHEET TITLE:

SHEET No.

C000





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COMMONWEALTH OF VIRGINIA

JOHN C. LEVTOY  
Lic. No. 33635  
5/6/2020  
PROFESSIONAL ENGINEER

WESTWOOD COUNTRY CLUB

CONDITIONAL USE PERMIT

TAX MAP 39-1 (12)

TOWN OF VIENNA VIRGINIA

2020/04/15	PLANNING STAFF COMMENT RESPONSE	MARK	DATE	DESCRIPTION

PROJECT No.: 19170.001.00  
DRAWING No.: 109760  
DATE:  
SCALE: 1"=30'  
DESIGN: MCC  
DRAWN: MCC  
CHECKED: JCL

SHEET TITLE:

EXISTING  
CONDITIONS

SHEET No.  
C100





:PROPERTY OWNER LABEL

LABEL	MAP #	ADDRESS	OWNER	AREA (AC)	ZONING
1	0382 31 A		WOLFFTRAPPE SQUARE ASSOCIATION INC THE,	1.35	RTH
2	0382 31 0017	131 EAST ST NE VIENNA VA 22180	BARTON JOHN LEE TR,	0.08	RTH
3	0382 31 0016	135 EAST ST NE VIENNA VA 22180	REEVES JOHN	0.05	RTH
4	0382 31 0015	139 EAST ST NE VIENNA VA 22180	MURPHY ELYSE A,	0.05	RTH
5	0382 31 0014	143 EAST ST NE VIENNA VA 22180	CHRISTIE JEANINE L,	0.08	RTH
6	0382 31 0013	145 EAST ST NE VIENNA VA 22180	KUNNING HUALI USA LLC,	0.08	RTH
7	0382 31 0012	147 EAST ST NE VIENNA VA 22180	HICKMAN FARAH,	0.05	RTH
8	0382 31 0011	149 EAST ST NE VIENNA VA 22180	LEVEY BRIAN S,	0.05	RTH
9	0382 31 0010	151 EAST ST NE VIENNA VA 22180	MC CALL OWEN MICHAEL TR,	0.05	RTH
10	0382 31 0009	153 EAST ST NE VIENNA VA 22180	WEISMAN DORIS P TR,	0.08	RTH
11	0382 45 0016N	205 EAST ST NE VIENNA VA 22180	MCKAY ARTHUR H,	0.59	RS-12.5/12000 2.6 DU(AC)
12	0382 45 0016M	207 EAST ST NE VIENNA VA 22180	NELSEN PETER R,	0.33	RS-12.5/12000 2.6 DU(AC)
13	0382 45 0016L	209 EAST ST NE VIENNA VA 22180	WOOD SIMCON C,	0.42	RS-12.5/12000 2.6 DU(AC)
14	0382 37 A		TOWN OF VIENNA THE,	2.07	RS-12.5/12000 2.6 DU(AC)
15	0382 02 0002A		TOWN OF VIENNA THE,	0.33	RS-12.5/12000 2.6 DU(AC)
16	0382 24 0137	901 FAIRWAY DR NE VIENNA VA 22180	TALOUT FOUAD,	0.31	RS-12.5/12000 2.6 DU(AC)
17	0382 24 0138	903 FAIRWAY DR NE VIENNA VA 22180	WANG YONGCHAO,	0.29	RS-12.5/12000 2.6 DU(AC)
18	0382 24 0139	905 FAIRWAY DR NE VIENNA VA 22180	RYAN JOHN W,	0.29	RS-12.5/12000 2.6 DU(AC)
19	0382 24 0140	907 FAIRWAY DR NE VIENNA VA 22180	PETT JOSEPHINE O,	0.32	RS-12.5/12000 2.6 DU(AC)
20	0382 24 0141	909 FAIRWAY DR NE VIENNA VA 22180	CALLEN GARY M, CALLEN DEBRA H	0.31	RS-12.5/12000 2.6 DU(AC)
21	0382 24 0142	911 FAIRWAY DR NE VIENNA VA 22180	MCWHORTER NANCY NEESON,	0.29	RS-12.5/12000 2.6 DU(AC)
22	0382 24 0143	913 FAIRWAY DR NE VIENNA VA 22180	CHALABI MAHER TR,	0.29	RS-12.5/12000 2.6 DU(AC)
23	0382 24 0144	915 FAIRWAY DR NE VIENNA VA 22180	COWLEY JODI H,	0.31	RS-12.5/12000 2.6 DU(AC)
24	0382 24 0145	917 FAIRWAY DR NE VIENNA VA 22180	BECHARA RODRIGUE A TR,	0.30	RS-12.5/12000 2.6 DU(AC)
25	0382 24 0146	919 FAIRWAY DR NE VIENNA VA 22180	EARMAN JAMES M, EARMAN DEBORAH J	0.33	RS-12.5/12000 2.6 DU(AC)
26	0382 24 0147	921 FAIRWAY DR NE VIENNA VA 22180	ROBINSON CLARENCE A JR, AND DORIS P	0.33	RS-12.5/12000 2.6 DU(AC)
27	0284 12 0148	923 FAIRWAY DR NE VIENNA VA 22180	MISLEH USAMA,	0.30	RS-12.5/12000 2.6 DU(AC)
28	0284 12 0149	925 FAIRWAY DR NE VIENNA VA 22180	HOLMES EDWARD M TR,	0.30	RS-12.5/12000 2.6 DU(AC)
29	0284 12 0150	927 FAIRWAY DR NE VIENNA VA 22180	BERGMAN CHRISTER, BERGMAN SUSANNE	0.30	RS-12.5/12000 2.6 DU(AC)
30	0284 12 0151	929 FAIRWAY DR NE VIENNA VA 22180	CONOLLY LONA T TR,	0.29	RS-12.5/12000 2.6 DU(AC)
31	0284 12 0152	1001 FAIRWAY DR NE VIENNA VA 22180	CUNIFF JOHN K,	0.29	RS-12.5/12000 2.6 DU(AC)
32	0284 12 0153	1003 FAIRWAY DR NE VIENNA VA 22180	LUTZ DAVID B,	0.29	RS-12.5/12000 2.6 DU(AC)
33	0284 12 0154	1005 FAIRWAY DR NE VIENNA VA 22180	WOOD FRED D TR,	0.29	RS-12.5/12000 2.6 DU(AC)
34	0284 12 0155	1007 FAIRWAY DR NE VIENNA VA 22180	KEK JOSEPH MELHEM,	0.29	RS-12.5/12000 2.6 DU(AC)
35	0284 12 0156	1009 FAIRWAY DR NE VIENNA VA 22180	DABBAGH LOBNA Z TR,	0.29	RS-12.5/12000 2.6 DU(AC)
36	0284 12 0157	1011 FAIRWAY DR NE VIENNA VA 22180	KATONA STEPHEN J JR, KATONA SUSAN E	0.29	RS-12.5/12000 2.6 DU(AC)
37	0284 12 0158	1013 FAIRWAY DR NE VIENNA VA 22180	CLARK CLYDE EVANS, AND AMY C	0.29	RS-12.5/12000 2.6 DU(AC)
38	0284 12 0159	1015 FAIRWAY DR NE VIENNA VA 22180	SPENCER WILLIAM JOHN,	0.49	RS-12.5/12000 2.6 DU(AC)
39	0293 10 0010	1100 FAIRWAY DR NE VIENNA VA 22180	NISHANIAN EZZAT,	0.29	RS-12.5/12000 2.6 DU(AC)
40	0293 10 0009	1104 FAIRWAY DRIVE LLC,	1104 FAIRWAY DRIVE LLC,	0.29	RS-12.5/12000 2.6 DU(AC)
41	0293 10 0008	1108 FAIRWAY DR NE VIENNA VA 22180	SMITH TONG L,	0.34	RS-12.5/12000 2.6 DU(AC)
42	0293 10 0007	1112 FAIRWAY DR NE VIENNA VA 22180	CRISP ROBERT V,	0.32	RS-12.5/12000 2.6 DU(AC)
43	0293 10 0006	1116 FAIRWAY DR NE VIENNA VA 22180	BHATT NEERAJ,	0.31	RS-12.5/12000 2.6 DU(AC)
44	0293 10 0005	1120 FAIRWAY DR NE VIENNA VA 22180	RETSINAS PETER,	0.30	RS-12.5/12000 2.6 DU(AC)
45	0293 10 0004	1124			

COMMONWEALTH OF VIRGINIA  
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 PROFESSIONAL ENGINEER

WESTWOOD COUNTRY CLUB  
CONDITIONAL USE PERMIT  
TAX MAP 39-1 ((2))  
TOWN OF VIENNA, VIRGINIA

	2020/04/15	PLANNING STAFF COMMENT RESPONSE
MARK	DATE	DESCRIPTION

PROJECT No.: 19170.001.00  
DRAWING No.: 109760  
DATE:  
SCALE: 1" = 200'  
DESIGN: WJR  
DRAWN: WJR  
CHECKED: JCL

SHEET TITLE:

# PROPERTY OWNER MAP

SHEET No.

# C101



ARCHITECTURAL DESCRIPTION OF PROPOSED IMPROVEMENTS TO THE EXISTING STRUCTURE AND ADDITION.

WESTWOOD COUNTRY CLUB WISHES TO BUILD A ONE-STORY BUILDING ADDITION FOR A FITNESS CENTER AND GOLF CART STORAGE WITH A PARTIALLY OCCUPIABLE ROOF TERRACE AND ASSOCIATED INTERIOR RENOVATIONS. THE TOTAL FOOTPRINT OF THE PROPOSED ADDITION IS APPROXIMATELY 12,000sf. THE HEIGHT OF THE ADDITION IS APPROXIMATELY 15'-0", WHICH ALIGNS WITH THE EXISTING SECOND FLOOR TO PROVIDE AN ACCESSIBLE CONNECTION TO THE NEW OUTDOOR TERRACE AREA. THE ARCHITECTURAL DESIGN OF THE ADDITION WILL BE COMPATIBLE WITH THE EXISTING BUILDING IN MATERIAL, COLOR, AND CHARACTER.

PROPOSED ADDITION HEIGHT:  
APPROX. 15'  
TOTAL PROPOSED ADDITION AREA (GROSS FLOOR AREA):  
APPROX. 12,000 sf (ADDITION FOOTPRINT)  
APPROX. 500 sf (OUTDOOR STORAGE AREA)

PARKING CALCULATIONS

REQUIRED BY CODE ( TOWN CODE SECTION 18-130)  
CLUBS OR COMPARABLE ONES - MINIMUM ( 1 ) OFF-STREET PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA IN ANY BUILDING USED FOR SUCH PURPOSE.

TOTAL EXISTING GFA 32,231 SF / 300 SF GFA = 107 REQUIRED PARKING SPACES  
TOTAL PROPOSED GFA 44, 231 SF / 300 SF GFA = 147 REQUIRED PARKING SPACES

PROPOSED PARKING FOR SUBJECT PROPERTY PER THIS APPLICATION  
EXISTING TOTAL PARKING SPACES ON-SITE: ±342  
TOTAL PROPOSED PARKING SPACES ON SITE: ±342

PRELIMINARY ZONING INFORMATION			
APPROXIMATE ACREAGE	157.30 ±AC	6,851,988 ±SF	
ZONING	RS-16 - SINGLE FAMILY DETACHED RESIDENTIAL		
REQUIRED PARKING			
CLUBHOUSE	1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA IN ANY BUILDING USED FOR SUCH PURPOSE		
TENNIS COURT	2 SPACES PER COURT AND 1 PER EMPLOYEE ON MAXIMUM SHIFT		
POOL	1 SPACE PER 6 PERSONS ALLOWED IN POOL PLUS 1 PER EMPLOYEE ON MAXIMUM SHIFT		
SETBACKS			
FRONT	60' AS PER TOWN CODE CHAPTER 18 ARTICLE 5 SEC. 18-15.C.		
SIDE	30' AS PER TOWN CODE CHAPTER 18 ARTICLE 5 SEC. 18-15.D.		
REAR	35' AS PER TOWN CODE CHAPTER 18 ARTICLES 5 SEC. 18-15.E.		
MAXIMUM BUILDING HEIGHT	2.5 STORIES OR 35'		

#800 MAPLE AVE. E  
MAP #0391-02-0002  
WESTWOOD  
COUNTRY CLUB, INC  
D.B. 4044 PG. 632  
ZONED: RS-16

30' SIDE YARD SETBACK

60' FRONT YARD SETBACK

- LEGEND:
- EX. PROPERTY LINE
  - LIMITS OF CONSTRUCTION
  - PROPOSED BUILDING OUTLINE
  - EMERGENCY ACCESS ROUTE
  - PROPOSED CURB & GUTTER
  - PROPOSED INDEX CONTOUR MAJOR
  - PROPOSED INT. CONTOUR MINOR
  - PROPOSED RETAINING WALL
  - PROP. SIDEWALK
  - PROPOSED STORM PIPE
  - EXISTING BUILDING ENTRANCE
  - PROPOSED BUILDING ENTRANCE

30 15 0 30 60  
GRAPHIC SCALE  
1" = 30'

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WESTWOOD COUNTRY CLUB  
CONDITIONAL USE PERMIT  
TAX MAP 39-1 (121)  
TOWN OF VIENNA VIRGINIA

2020/04/15	PLANNING STAFF COMMENT RESPONSE	MARK	DATE	DESCRIPTION

PROJECT No.:  
DRAWING No.:  
DATE:  
SCALE: 1"=30'  
DESIGN: WJR  
DRAWN: WJR  
CHECKED: JL

SHEET TITLE:

CONDITIONAL  
USE PERMIT

SHEET No.  
C200







## CUP HISTORY

APPROVAL DATE:

REQUEST(S)

## ACTION

06/1962

## ESTABLISHMENT OF COUNTRY CLUB

APPROVED

06/1972

## INSTALLATION OF LIGHTING FACILITIES

APPROVED

04/22/1999

## CONSTRUCTION OF MAINTENANCE STRUCTURE

APPROVED WITH CONDITIONS/ REQUIREMENTS INCLUDING PROVIDING ADEQUATE SCREENING OF MAINTENANCE STRUCTURE. MAXIMUM HEIGHT OF FACILITY TO BE 26' (TWENTY-SIX FEET). MAINTAIN EXISTING HOURS OF OPERATION. COORDINATION OF LANDSCAPING WITH TOWN AND NEIGHBORING CHURCH.

07/20/2000

## CONSTRUCTION OF CLUBHOUSE ADDITION

APPROVED WITH STIPULATION THAT THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) ADJOINING WOLFRATH CREEK AND WITHIN THE WESTWOOD COUNTRY CLUB PROPERTY SHALL NOT BE USED FOR INGRESS/EGRESS, STORAGE OF MATERIAL, SUPPLIES OR EQUIPMENT, OR FOR OTHER ACTIVITIES RELATED TO CONSTRUCTION OF THE ADDITION, AND AFTER COMPLETION OF THE WESTWOOD COUNTRY CLUB MAINTENANCE FACILITY, THE RPA SHALL NOT BE USED FOR EACH ACTIVITIES TO SUPPORT OTHER OPERATIONS OF THE WESTWOOD COUNTRY CLUB.

BOARD OF ZONING APPEALS, TOWN OF VIENNA, VIRGINIA  
Conditional Use Permit Application Submitted by Joseph W. McClellan, William H. Gordon Associates,  
Inc., agents for Westwood Country Club, 800 Maple Avenue, East

## ORDER

THIS MATTER was considered by the Board of Zoning Appeals during a public hearing held on July 19, 2000, for a conditional use permit in accordance with Sections 18-209.216 of the Code of the Town of Vienna, Virginia. Based upon testimony offered by the applicant, exhibits offered into evidence, comments offered by members of the public and other interested parties, the Board has determined the following findings of fact:

1. The major upgrade of facilities continues at Westwood Country Club property since their preparation of a "club master plan" in late 1996. A new pool house/snack bar facility was completed in May 1997 next to the parking lot in the southwest corner of the 157-acre property. The Country Club also received approval from the staff in 1997 to park trailers temporarily on the property for storage purposes, and a Maintenance Facility was approved by the Board of Zoning Appeals at its meeting of April 21, 1999.
2. Westwood now desires to construct a major addition on the east side of the existing two-story clubhouse and to rearrange associated parking lots and access ways. The two-story clubhouse "addition," at approximately 29,799 square feet, exceeds the area--at 29,078 square feet--of the existing structure. A new main entrance will be incorporated into the new addition along with drop-off area. New parking lot landscape islands, and a reasonable amount of landscape materials both in that area and next to the new building, are also a part of this planned improvement.
3. An amendment to the existing conditional use permit (as set forth in § 18-13 of the Town Code) is required to authorize construction of the proposed clubhouse addition. Previous conditional use permits were issued in June 1962 for the establishment of the private club, June 1972 for the installation of lighting facilities, and as previously mentioned, on April 21, 1999 for the new maintenance facility.
4. The Planning Commission considered this matter at its regular meeting of June 28, 2000, and recommended approval of the request by a vote of 6-0-1 with the stipulation that the Chesapeake Bay Resource Protection Area (RPA) adjoining Wolftrap Creek and within the Westwood Country Club property shall not be used for ingress/egress, storage of material, supplies or equipment, or for other activities related to construction of the addition, and after completion of the Westwood Country Club maintenance facility, the RPA shall not be used for such activities to support other operations of the Westwood Country Club.

AND FROM THE FINDINGS OF FACT AS DETERMINED ABOVE, the Board of Zoning Appeals makes the following conclusions of law:

1. Granting of the requested conditional use permit will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and will be in accord with the Master Plan of the Town of Vienna.
2. Boardmembers noted that the property would be more usable and desirable as a result of the proposed improvements. It was also noted that certain changes were willing made by Country Club management during the Board's last review of the conditional use permit application as it pertained to the Maintenance Facility.

IT IS, THEREFORE, ORDERED, this 20th day of July, 2008, that the application as submitted by Joseph W. McClellan, William H. Gordon Associates Inc., agents for Westwood Country Club, 800 Maple Avenue, East, for a conditional use permit in accordance with the above-referenced Code sections shall be approved subject to the stipulation as recommended by the Planning Commission and as set forth in paragraph 4 of the Findings of Fact.

Glenwood P. Roane, Vice-Chairman  
Board of Zoning Appeals  
Town of Vienna, Virginia

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WESTWOOD COUNTRY CLUB  
CONDITIONAL USE PERMIT  
TAX MAP 39-1 ((2))  
TOWN OF VIENNA, VIRGINIA

PLANNING STAFF COMMENT RESPONSE

DESCRIPTION

ARK	DATE
-----	------

ARK

PROJECT No.: 19170.001.00  
DRAWING No.: 109760  
DATE: 2020-04-23  
SCALE: N.T.S.  
DESIGN: WJR  
DRAWN: WJR  
CHECKED: JCL

SHEET TITLE:

## CUP HISTORY

SHEET No.

# C400





HEET No.

A100





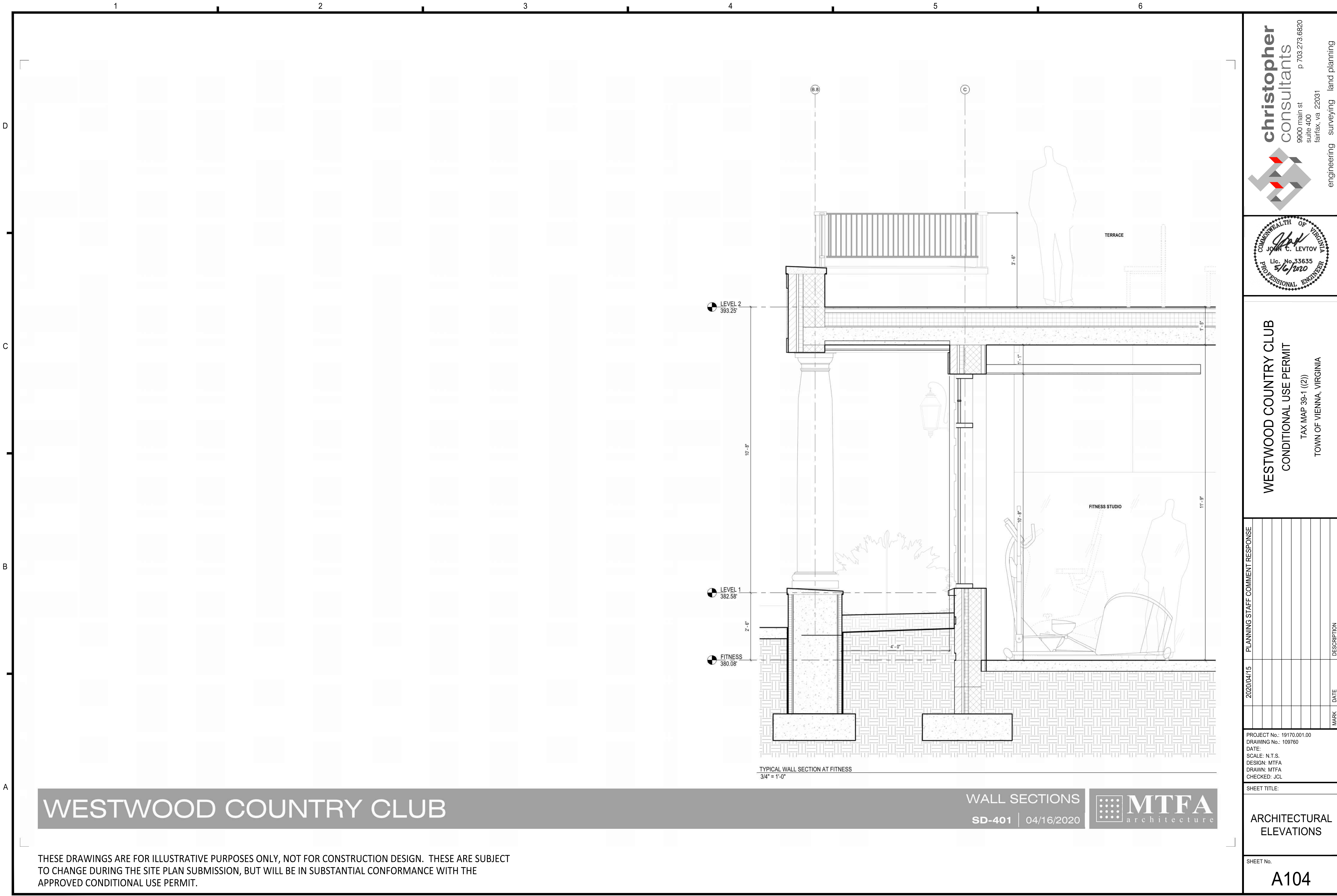













# WESTWOOD COUNTRY CLUB

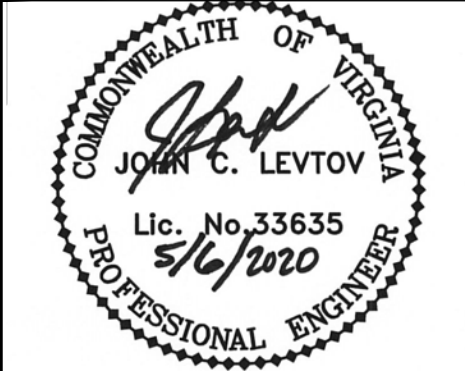
WALL SECTIONS  
SD-401 | 04/16/2020



THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION DESIGN. THESE ARE SUBJECT TO CHANGE DURING THE SITE PLAN SUBMISSION, BUT WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONDITIONAL USE PERMIT.



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CONDITIONAL USE PERMIT  
TAX MAP 39-1 ((2))  
TOWN OF VIENNA VIRGINIA

2020/04/15	PLANNING STAFF COMMENT RESPONSE	MARK	DATE	DESCRIPTION

PROJECT No.: 19170.001.00  
DRAWING No.: 109760  
DATE:  
SCALE: N.T.S.  
DESIGN: MTFA  
DRAWN: MTFA  
CHECKED: JCL

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

SHEET No.  
**A104**