

Westwood Country Club
Conditional Use Permit Amendment
Statement of Justification

Westwood Country Club, by counsel, submits this Statement of Justification in support of its Conditional Use Permit Amendment Application (“Application”) and states as follows:

Westwood Country Club (“Westwood”) is an established country club located at 800 Maple Avenue E., Vienna, Virginia. Westwood facilities presently include a golf course and related golf facilities, a clubhouse, a swimming pool and tennis courts. The Vienna Planning Commission (“Planning Commission”) and the Vienna Board of Zoning Appeals (“BZA”) have previously reviewed and the BZA has previously approved a Conditional Use Permit and subsequent amendments thereto (collectively “Westwood CUP”). In June of 1962 a CUP was approved for the establishment of a private club, in June of 1972 a CUP Amendment was approved for the installation of lighting facilities, in April of 1999 a CUP Amendment was approved for the construction of a new maintenance facility and in July of 2000 a CUP Amendment was approved for a major addition to the clubhouse. Westwood now seeks approval for an amendment to the Westwood CUP to allow a building addition to the existing clubhouse for the purposes of providing a fitness center, golf cart storage and a small roof terrace, all as more particularly exhibited on the plats and plans submitted with this application.

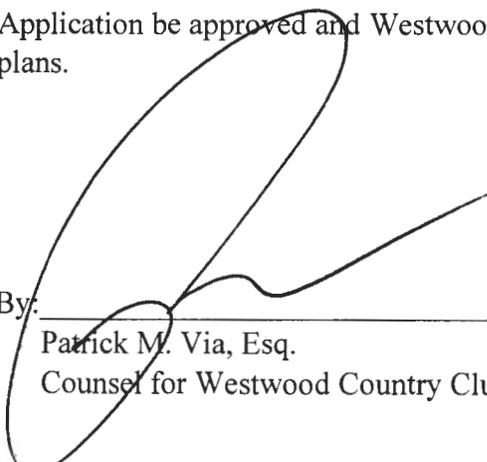
The proposed building addition will be located on the west side of the existing clubhouse and adjacent to the existing pool and tennis facilities. The existing area upon which the proposed addition will be constructed is in large part a grass and landscaped berm area although some existing concrete area will also be removed. The height of the proposed addition is approximately 15 feet which will align with the height of the floor of the second story of the existing clubhouse. The proposed addition will have a footprint of approximately 12,000 square feet resulting a total clubhouse footprint of 44,231 gross square feet. Approval of this Application will result in a net increase of 15 parking spaces (presently there are 342 parking spaces and approval of the Application will result in 5 existing parking spaces being removed, but 20 new parking spaces being created. All proposed modifications are in accordance with the requirements of the Town of Vienna Zoning Ordinance.

The approval of this Application will not result in an increase of membership over and above that which is presently allowed pursuant to the Westwood CUP. The proposed building addition is intended to update the fitness facilities and cart storage facilities to better serve the existing membership. Because membership will not change, approval of the Application is not contemplated to either increase traffic over and above that which is currently generated by the existing uses or increase the demand for parking (although the number of parking spaces will be increased nonetheless).

Approval of the Application will: i) not affect adversely the health or safety of person residing or working in the neighborhoods adjacent to Westwood Country Club; ii) not be detrimental to the public welfare or injurious to property or improvements in the neighborhood

adjacent to Westwood Country Club; and iii) be in accord with the purposes of the Town's master plan. Furthermore, the location of the proposed addition between existing structures (the existing clubhouse and the pool and tennis facilities) will minimize any visual or noise impact outside of the Westwood property thereby ensuring that there will be no adverse impact to surrounding residents.

For all the reasons stated herein, the Applicant, by counsel, respectfully requests the Application be approved and Westwood be permitted to move forward with its construction plans.

By: 

Patrick M. Via, Esq.
Counsel for Westwood Country Club