




STAFF REPORT COVER SHEET

May 27, 2020

Addresses:	800 Maple Avenue East	Case Number:	PF-17-20-CUP		
Public Meeting Date:	5/27/2020	Applicant:	Patrick M. Via, Esq.,		
Board/Commission:	Planning Commission	Owners:	Westwood Country Club Inc.		
Existing Zoning:	RS-16	Existing Land Use:	Parks, Recreation and Open Space		
Deadline for Action:*	June 30, 2020 (*Applicant has waived Town Code requirement of decision by Board within 90 days from deemed complete)				
Brief Summary of Request:	Recommendation to Board of Zoning Appeals for an amendment to an existing conditional use permit to construct an addition to the existing clubhouse				
Site Improvements:	Improvements include 12,000 square foot addition to the west side of the existing clubhouse for fitness center, golf cart storage and a small roof terrace.				
Size of Property:	157.318 acres				
Public Notice Requirements:	Advertisement for two successive weeks of meeting in a newspaper having paid general circulation in the Town prior to Board of Zoning Appeals meeting	To be published in Washington Times on June 3, 2020 and June 10, 2020. BZA meeting scheduled for June 17, 2020.			
	Written notice by registered or certified mail of hearing to property owners of subject site and property owners/agents/occupants abutting and immediately across from subject site at least 5 days prior to public hearing	91 certified postcards were sent on May 21, 2020 to adjacent, abutting and immediately across the street property owners/agents/occupants and subject property owners notifying them of the Planning Commission meeting as a courtesy and of the Board of Zoning Appeals hearing.			
	Posting of the property at least ten days prior to the public hearing	Two signs were posted in front of the Maple Avenue entrances on May 15, 2020 with dates of Planning Commission meeting and Board of Zoning Appeals hearing.			

Brief Analysis	
<p>PROPERTY HISTORY The Westwood Country Club is a private member-owned club, established in 1954, which includes a 58,000 square foot, 2-story clubhouse, 18-hole golf course, tennis courts, swimming pool and a fitness center.</p> <p>COMPATIBILITY WITH THE COMPREHENSIVE PLAN The proposed use is consistent with the Future Land Use Plan in the Town’s Comprehensive Plan 2015 Update.</p> <p>COMPATIBILITY WITH THE ZONING ORDINANCE The proposed use is compatible with the Zoning Ordinance with the approval of a conditional use permit, per § 18-13.c and § 18-210.O of the Town Code.</p>	
Attachments:	Application <input checked="" type="checkbox"/> Statement of Justification <input checked="" type="checkbox"/> Site Plan with Proposed Improvements <input checked="" type="checkbox"/> Existing Conditions Photo Addendum <input checked="" type="checkbox"/> List of Adjacent Property Owners <input checked="" type="checkbox"/> Letter Waiving Town Code 90-day requirement <input checked="" type="checkbox"/>
Author:	Kelly O’Brien, AICP

ITEM NO. 1:

Recommendation by the Planning Commission to the Board of Zoning Appeals for an amendment to an existing conditional use permit to construct an addition to the existing clubhouse at Westwood Country Club, on property located at 800 Maple Avenue East, in the RS-16, Single-Family Residential zoning district. Application filed by Patrick M. Via, Esq., attorney representative with Rees Broome, PC on behalf of Westwood Country Club.

Introductory Comments & Background:

The Westwood Country Club is a private member-owned club, established in 1954, which includes a 58,000 square foot, 2-story clubhouse, 18-hole golf course, tennis courts, swimming pool and a fitness center. The entrance to the property is from Maple Avenue East. The clubhouse, maintenance building, swimming pool, tennis courts and other facilities are all located along the southern portion of the property.



Figure 1: Aerial of existing clubhouse, pool and covered tennis courts.

The lot is zoned RS-16 Single Family Detached Residential. It is surrounded by single-family homes zoned RS-12.5 and RS-16 Single Family Detached Residential and Wolftrappe Square townhouses zoned RTH Town House Residential to the south. Emmaus United Church of Christ and Meekins Cooperative Preschool, zoned RS-16, border the eastern property line.

The property abuts Wolf Trap Creek along the southwest border. A portion of the tennis courts on the property are located within the floodplain and Resource Protection Area (RPA).

The Westwood Country Club first received approval for a conditional use permit for the establishment of a private club in June 1962. The conditional use permit was subsequently amended in June 1972 for the installation of lighting facilities, April 1999 for the construction of a

maintenance facility, and in July 2000 for a major addition to the clubhouse. A major upgrade of facilities has been underway on the Westwood Country Club property since their preparation of a "club master plan" in late 1996.

Current Proposal:

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. The applicant has stated the following as proposed uses for the building addition being proposed:

“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 multi-use 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 an improved fitness lobby experience.

The occupiable roof terrace over the fitness area of the addition provides new unenclosed outdoor space adjacent to the existing ballroom to support functions such as member events and weddings. A modest outdoor storage area is also proposed to store outdoor event furniture, and a freestanding trellis structure provides shading and architectural character to the terrace.

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. Stormwater management to be captured by an existing (to be improved) wet swale.”

The applicant has stated the proposed expansion of the clubhouse 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.

Required Commission/Board approvals:

An amendment to the existing conditional use permit (as set forth in [§ 18-13.c](#) and [§ 18-210.O](#) of the Town Code) is required to authorize construction of this building expansion. The Planning Commission is tasked with making a recommendation to Board of Zoning Appeals for conditional use permits per [§ 18-211](#).

Relevant Regulations:

Town Code

Sec. 18-209. - Use permit subject to certain conditions.

The board of zoning appeals may issue a use permit for any of the uses enumerated in section 18-210 in response to an application therefor, provided the use for which the permit is sought:

- (1) Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- (2) Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- (3) Will be in accord with the purposes of the Town's master plan.

In granting any use permit, the board of zoning appeals may impose such conditions as it may deem in the public interest, including limiting the duration of a permit, and as will ensure that the use will conform to the foregoing requirements and that it will continue to do so, and may require a guarantee or bond to insure that the conditions imposed are being and will continue to be complied with. The board may revoke a use permit if the board determines that there has not been compliance with the terms and conditions of the permit. No permit may be revoked except after notice and hearing as provided by Code of Virginia, § 15.2-2204.

Virginia State Code

§ 15.2-2309. Powers and duties of boards of zoning appeals.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

Staff Analysis:

The proposal is consistent with the Future Land Use map in the Town's Comprehensive Plan. The proposed clubhouse expansion is to be located 224 feet from the property line abutting single-family homes. The proposed addition will be located between existing structures on the site which should adequately screen it from the surrounding residents. Trip generation is not expected to increase as a result from this addition.