

TOWN OF VIENNA TOWN COUNCIL

August 31, 2020



117 Courthouse Road SW Rezoning

117 Courthouse Road SW (Parcel # 0384 02 0032)

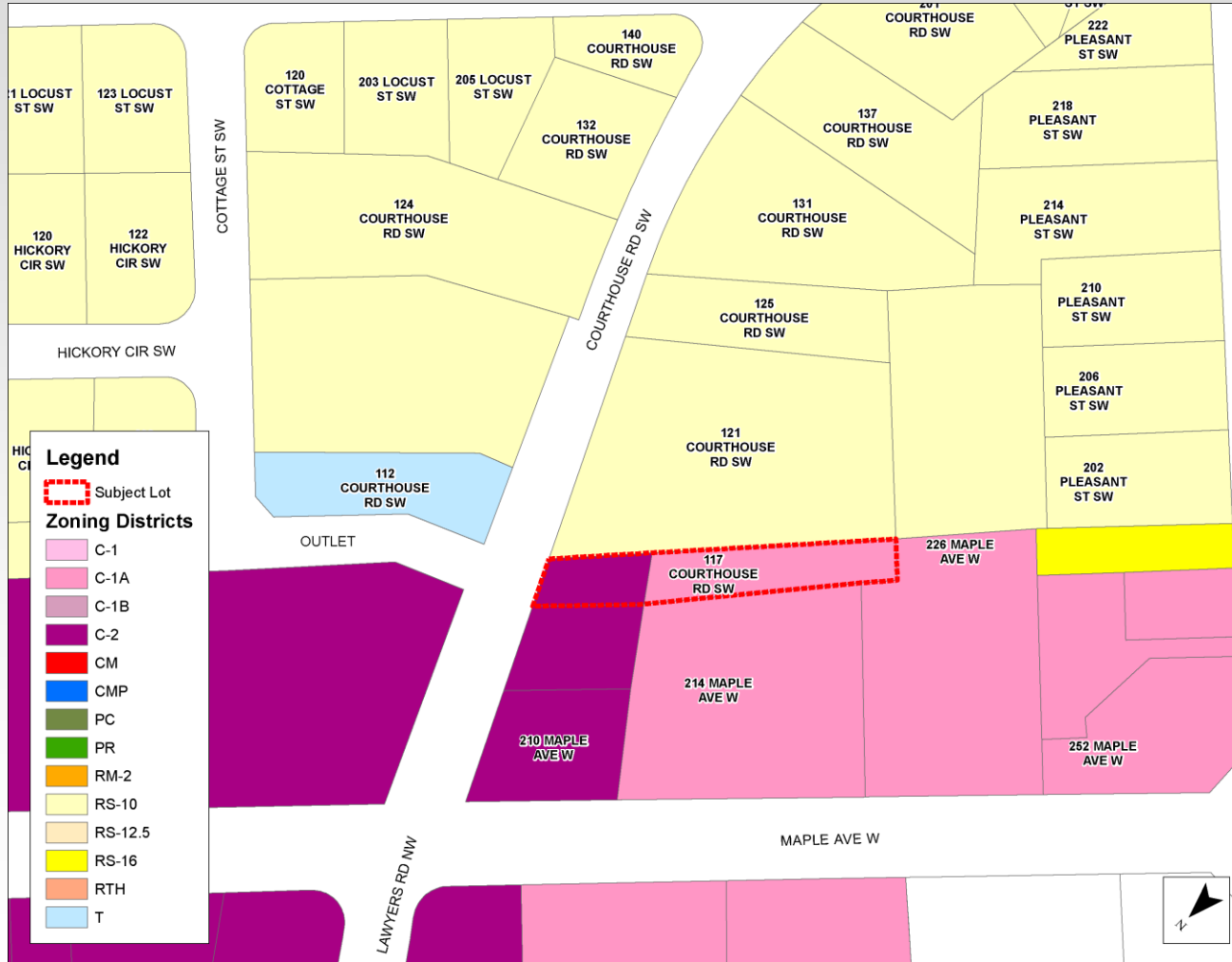
Request

- Applicant is requesting a zoning map change from C-2 General Commercial and C-1A Special Commercial to RS-10 Single-Family Detached Residential

Location



Current Zoning



- Property is zoned C-1A/C-2
- Requested zoning is RS-10

Background



- Subject parcel was originally part of 40-foot right of way for Arlington and Fairfax Railroad

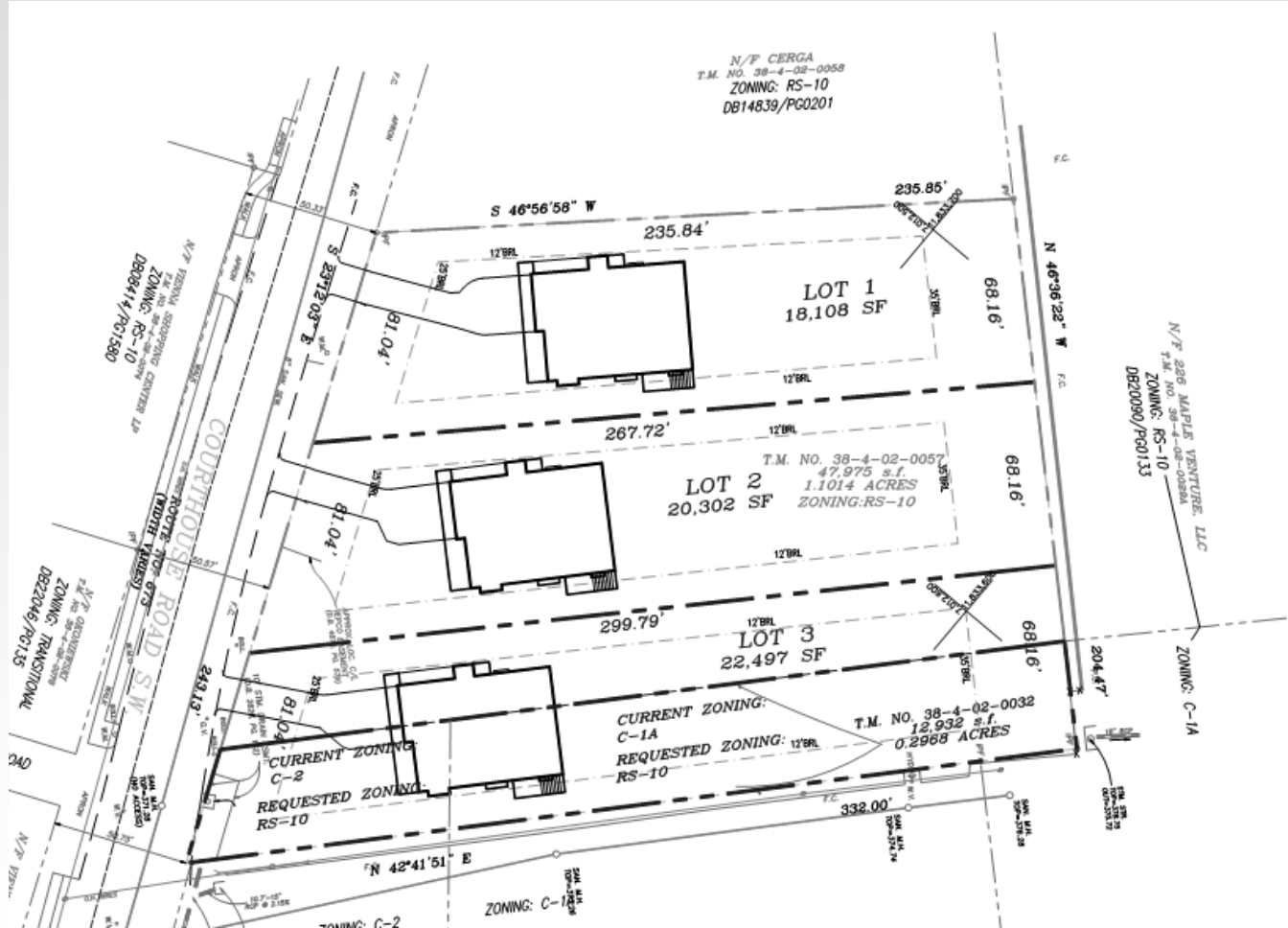


Background

- When right of way was zoned in 1955, it was not uniformly zoned commercial or residential
- Parcel was originally mostly zoned residential but was rezoned in early 1960s
- Since at least 1969 it had been owned by the same owner of the abutting residentially zoned property (121 Courthouse Road SW)

Proposed Use

- Applicant proposes to incorporate parcel into 3-lot subdivision with abutting property (121 Courthouse Road SW)

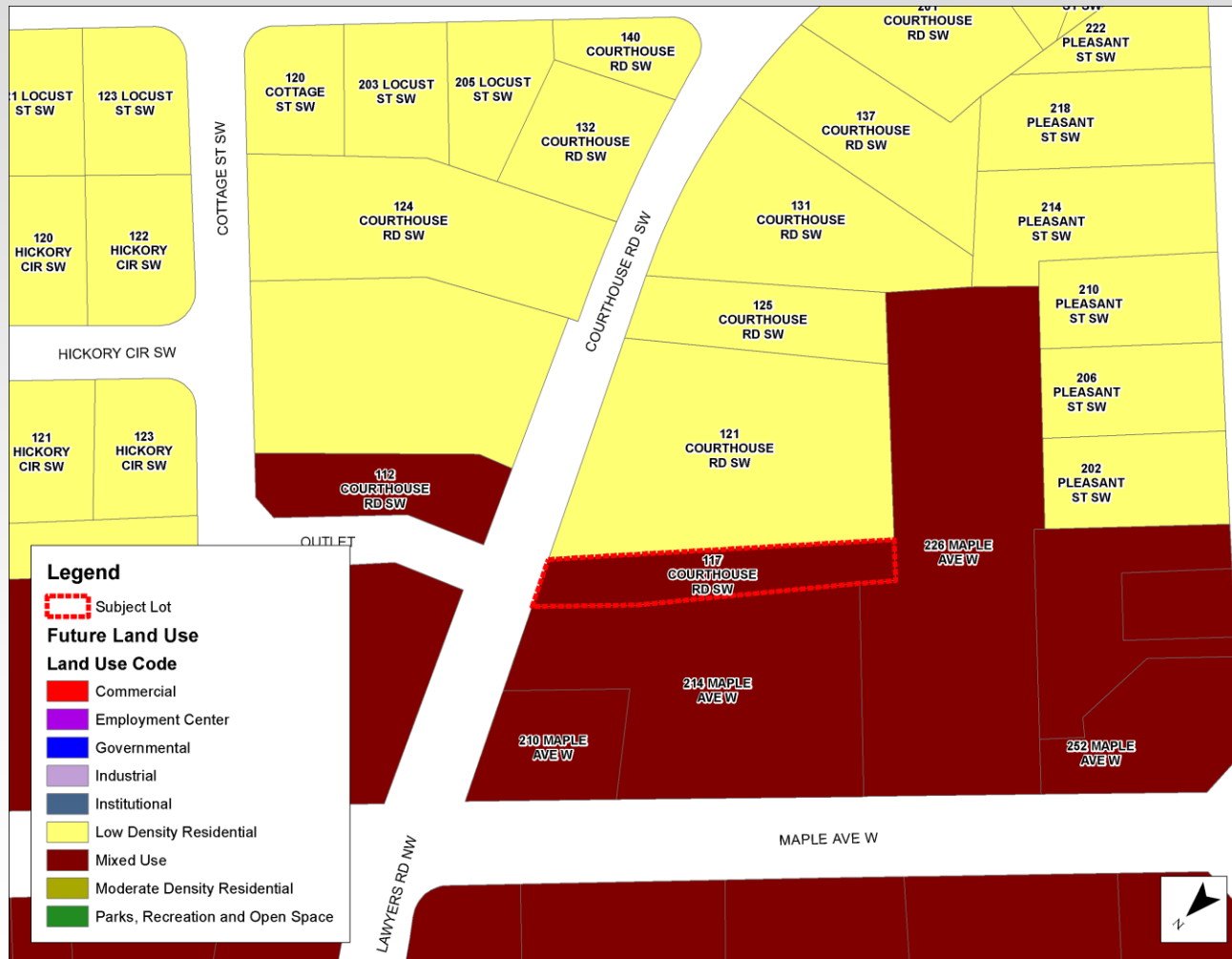


Basis for determination

Sec. 18-249. - Basis for determination.

In determining what, if any, amendments to this chapter are to be adopted, the Town Council shall give due consideration to the **proper relationship of such amendments to the entire comprehensive plan for the Town**, with the intent to retain the integrity and validity of the zoning districts herein described, **and to avoid spot zoning changes in the zoning map.**

Comprehensive Plan



- Future Land Use Plan (page 38) shows parcel as “Mixed Use”
- Comp Plan also states that established residential neighborhoods should be preserved and the overall balance of residential, commercial and industrial areas should be maintained (page 39)