



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Project Overview

#415427

Project Title: Cadence on Park
Application Type: Site Plan (Commercial)
Workflow: 1. Site Plan Initial Review

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

John Sekas
Sekas Homes, Ltd.
407L Church Street, NE
Vienna, VA 22180
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Contact Information: Owner

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Indicate which of the following additional project contacts are to be included on project correspondences.: Engineer

Contact Information: Engineer

Shane Revelle
Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192
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sreveille@ldc-va.com

Project Address

Project Address: 201 PARK ST SE

Town Limits: Address/Parcel

- 201 PARK ST SE: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 201 PARK ST SE: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 201 PARK ST SE: MIXED-USE

Resource Protection Area : Resource Protection Area

- 201 PARK ST SE: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 201 PARK ST SE: RM-2

Windover Heights Historic District: Address/Parcel

- 201 PARK ST SE: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

Project Description: The proposed Site Plan, approximately 0.41 AC, shall provide for the construction of five attached

condominium townhomes. One existing on-site structure shall be razed. The scope of the this project shall include construction of private parking and drive aisle, storm & sanitary sewer and waterline connections, and underground stormwater management facility on site.

Project Data

Proposed Use: Moderate Density Residential

Area of Land Disturbance: 18295

New Building Floor Area Square Footage: 16000

Existing Tree Canopy Coverage: 23

Number of Parcels included with Site: 1

Number of Proposed Parking Spaces: 5

Please describe all requested modifications of requirements: 1. The required maximum 25% lot coverage is proposed to be modified to 60% (Z.O. 18-58(I)).

2. The required 35' front setback is proposed to be modified to 20' (Z.O. 18-58(D)).

3. The required 15' side setback is proposed to be modified to 10' for the west side of the property (Z.O. 18-58(E)).

See sheets 1 & 3 for summary and justifications of requested modifications.

Are there any existing easements?: Yes

Area of Site: 17925

Area of Existing Building Square Footage to Remain: 0

Proposed Building Height: 35

Proposed Tree Canopy Coverage: 20

Number of Existing Parking Spaces: 0

Are there any modifications of requirements being requested?: Yes

Is a wall waiver being requested?: No

Are there any proposed easements?: Yes