

From: Stephen Kenney, Chairman Planning Commission
To: Vienna Town Council
Meeting Date: November 11, 2020
Re: Final Plat for the Subdivision of 117-121 Courthouse Rd SW

Overview

The applicant, JDA Custom Homes, has proposes to subdivide the lot at 117 Courthouse Road SW into three residential lots, replacing the existing two lots. The lot shape factor is just out of conformance with our zoning regulations with Lots 2 and 3 being just over the maximum factor of 25 (25.16 and 26.38 respectively).

No citizens appeared at the Planning Commission meeting regarding the proposed subdivision, nor did we receive any communications from the public on this matter.

PC Action and Concerns

Regarding the lot shape factor the PC felt this was a minor concern as the proposed lots are relatively uniform in shape and layout. The lot shape factor seems to be more of a function of the overall trapezoid shape of the overall property rather than some issue with the proposed lots. As such the PC did not raise any objections to this issue.

The PC did spend time talking about the removal of the two larger trees on the site. Both trees in question seem to have overriding health and durability issues.

Ms. Couchman made a motion to recommend to Town Council on a final plat for the 3-lot subdivision of properties located at 117-121 Courthouse Road SW, to include a waiver under Section 17-12, lot geometry shape factor for lots 2 and 3 in the subdivision of 117-121 Courthouse Rd.

2nd: Gelb

Roll Call Vote: 9-0