

PROFFER STATEMENT
117 COURTHOUSE RD SW

Rezoning: PF-574459

Record Owner 117 Courthouse LLC

Applicant: 117 Courthouse LLC.

Property: 117-121 Courthouse Road SW, Vienna, VA
Fairfax County Tax Map Reference: 38-4 ((2)) 32A & 57A & 57B
and as shown on the Concept Plan (hereinafter “the Property”)

Zoning: RM-2, Multifamily, Low Density

Project Name: Village Housing on Courthouse

Date: August 12, 2021

Pursuant to Va. Code Ann. § 15.2-2303 and § 18-249.1 of the Town of Vienna Zoning Ordinance, the property owner and applicant for themselves and their successors and/or assigns (collectively referred to as the “Applicant”) hereby proffer that the development and use of the Property, located at 117 -121 Courthouse Road SW in the Town of Vienna, on the east side of Courthouse Road SW and identified as Fairfax County Tax Map Reference 38-4 ((2)) 32A & 57A & 57B (the “Property”) will be in substantial conformance with the following conditions. In the event this rezoning is not granted as applied for by the Applicant, then these proffers will be deemed withdrawn and no longer in effect.

The term “Applicant” as referenced herein will include within its meaning the current owner, all future owners, assigns, and successors in interest.

The term “Concept Plan” as referenced herein will refer to the plan entitled “Rezoning, of 117 Courthouse Road ,SW” prepared by Jordan Land Design LLC., dated July 30, 2021.

1. DEVELOPMENT AND USE OF THE PROPERTY.

- 1.1 Development on the Property will be limited to the construction of 6 two-family dwellings (total of 12 units) facing a common green area and a clubhouse.
- 1.2 The development of the Property will be in substantial conformance with the Concept Plan, which is incorporated herein by reference.
- 1.3 The Applicant will install a public sidewalk from the Southern edge of its property (117 Courthouse Road, SW) to the driveway of 125 Courthouse Road, SW at its own expense.

- 1.4 All necessary off-site easements will be secured as needed by the Applicant at their own expense.
- 1.5 The sidewalk extension will be in general conformance to the Approved Site Plan by the Town of Vienna.
- 1.6 Notwithstanding the foregoing, upon the submission of final site plans, minor modifications and adjustments may be made including, but not limited to, road alignments, entrances, parking, dimensions of the SWM/BMP facilities, the exact configuration and location of building footprints, and other similar features shown on the Concept Plan necessary to accommodate best engineering practices.

OWNER & APPLICANT:
117 COURTHOUSE, LLC

By: 

Name: Dennis Rice

Title: Managing Director