

August 2, 2021

**To: Michael Gallagher
Director, Public Works
Town of Vienna, VA**

RE: Rezoning 117 Courthouse Road SW, Vienna , VA

The following are a list of modifications that are being requested for consideration for the rezoning of 117 Courthouse Road SW, Vienna, VA from RS-10 to RM-2

Modification Requested:

Front: 20 feet

Current Code: 18-58.D – Front yard setback is 35'

The front yards will face an open courtyard which is approximately 40 feet in width that will in effect act as additional front yard space.

Modification Requested:

Rear: 29 feet shown on plan; 25 feet requested

Current Code: 18-58.F – Rear yard setback is 35'

We are requesting this modification in order to increase the pervious/open space in front of the units. The area directly behind the rear yard is a commercial parking lot and will not be effected by this decrease in setback.

The rear yard is similar or greater than what has been approved in recent RM-2 cases and the rear yard faces commercial property.

Modification Requested:

Lot Coverage: 55.3% shown on plan; 60% requested

Current Code: 25%

This is similar or less than other RM-2 projects that have been approved in the past.

We will meet or exceed any parking requirements and will be under any height limitations as called for in the current RM-2 district. Requesting 60% to allow for flexibility for future engineering, outdoor living options or changes to parking configuration.

Modification Requested:

Current Code: Section 18-58.A.2 - "All two-family dwellings for purposes of computing area requirements shall be considered as occupying one lot and each such lot shall adhere to the area requirements as specified for the RS-10 zone except the area need not exceed 8,000 square feet."

Requesting modification from this maximum lot size because all 6 duplex units will be on one lot of approximately approximately 60,319SF.