



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes Town Council Conference Session

Monday, September 27, 2021

9:00 PM

Charles A. Robinson, Jr. Town Hall, 127
Center Street, South

1. Resolution

A. [21-2580](#) Resolution for Continuity of Government

Mayor Linda Colbert read into the record the Continuity of Government. The Resolution was approved through voice vote.

2. Regular Business

*Council: Council Member Chuck Anderson; Council Member Ray Brill Jr; Council Member Nisha Patel (via ZOOM); Vice-Mayor Steve Potter, Council Member Ed Somers; Council Member Howard Springsteen and Mayor Linda Colbert.
Staff: Mercury Peyton, Town Manager; Melanie Clark, Town Clerk; Mike Gallagher, Director, Public Works; Cindy Petkac, Director, Planning & Zoning Commission; Kelly, O'Brien, Principal Planner; Steve Briglia, Town Attorney.*

A. [21-2570](#) Conference session on public input received on proposed amendments to Chapter 18
- Zoning related to lot coverage and porch projections into the front yard.

Mayor Colbert opened the second conference session with a review of the discussion topic. She restated the questions before Council:

- 1. If you are considering a lot coverage change what problem are you trying to solve and what do you NOT want to see happen as an unintended circumstance?*
- 2. Is there a percent that you definitely will not exceed? Is there anything else that you do NOT wish to see in a possible update?*

Pertinent comments by Council included the following:

- Low percentage of household responses to the opinion poll (7%) suggests that most households are okay with the way things are;*
- Concern that this modification will impact affordability of homes;*
- Consider point of sale notification regarding lot coverage – (Probably require State authority to do this);*
- Building permits currently issued with lot coverage computation stamped on cover sheet;*
- Developer should assume some responsibility to inform, re: lot coverage;*
- Risk losing small town feel if continue to allow large homes through covered porches;*
- Lot coverage set at 25% to preserve look and feel of neighborhoods; 5% added in 1991 in response to residents whose home size would not allow for deck addition;*
- Should not ignore responses to all polls which indicate large percent who want outdoor living space;*
- Covering a current or new deck does not increase the overall footprint; leave as is but include in 5% the option to cover and screen in;*

- Consider loss of permeability and resultant runoff with covered deck;
- Caution against increase of home footprint to detriment of trees;
- Developer required to provide 20% tree canopy coverage in 20 years; once purchased, homeowner controls trees on lot;
- Consider adjusting coverage percent in each of the three zones – RS10; RS12.5; RS16;
- Consider no lot coverage change to new builds, responsibility falls to developer to build home that meets client specifications within existing rules;
- Storm water code classifies covered decks as impervious, uncovered as pervious;
- There is state code provision allowing localities greater stringency in their storm water code; requires study to justify need;
- Town responsible if ground disturbance (less than 2500 sq. ft.) increases runoff down the line;
- Storm water management systems required as of 2015; dirt disturbance over 2500 sq. ft. requires storm water management system;
- Storm water and sediment control codes are set by the State; Town can develop plan to address Town wide storm water/water quality issue and generate Town code;
- Option 2 would allow homeowner to cover and screen in existing deck and build an additional uncovered deck;
- Option 3 is the same as Option 1 but changes distribution;
- Option 4 would classify uncovered decks as part of building coverage;
- Rear yard setback is 35%, decks allowed to encroach up to 10%.

Council requested staff to draft an Option 5 addressing the covering and screening of existing deck only.

Referencing front yard porch encroachment, Council spoke favorably but indicated need for further consideration.

Town Manager Mercury Payton reiterate that Staff will explore the impact of all Options on the concerns brought forth in discussion.

3. Meeting Adjournment

Mayor Colbert closed the Conference Session at 11:00 PM.

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