



# Town of Vienna

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

## Legislation Details (With Text)

**File #:** 16-018      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 1/26/2016      **In control:** Town Council Meeting  
**On agenda:** 2/1/2016      **Final action:**  
**Title:** Set alley vacation Public Hearing 105 Wilmar Place NW.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1-5-2016 Wilmar Place NW Alley Map, 2. 105 Wilmar, Esswein application & receipt, 3. Esswein offer letter, 105 Wilmar alley, 4. 15 Foot Alley Wilmar Place NW - 12-2015 Appraisal Report, 5. 105 Wilmar, Deed of Consolidation, M&B, plat, signed, 6. 105 Wilmar, Consolidation plat, 7. Ordinance to Vacate 1-25-2016, Esswein, 8. Property Owners summary for Council 12-24-2015, 9. VIEWERS RPT\_\_ 15-FT ALLEY--AYR HILL NW WILMAR PL NW\_\_ WILMAR PL SUBD

Date	Ver.	Action By	Action	Result
2/1/2016	1	Town Council Meeting	approved	Pass

### Subject:

Set alley vacation Public Hearing 105 Wilmar Place NW.

### EXPLANATION AND SUMMARY :

Over the last several years following requirements of state code for disposal of public property, Town Council authorized disposal of several sections of the 15' wide public alley running parallel to Ayr Hill Avenue and Wilmar Place NW, between Center Street and Lawyers Road NW.

A new alley vacation application has been received from Mark and Patricia Esswein, owners of 105 Wilmar Place NW to purchase the remaining 7.5' X 50' public alley next to their property.

In 2013 viewers determined there is no inconvenience to the public or need to keep any piece of the alley between Ayr Hill Avenue NW and Wilmar Place NW, beginning at Lawyers Road and ending at Center Street. The Essweins submitted a new appraisal performed by RSG Commercial, Inc. for the requested portion of the alley. The appraiser compared the value of similar alley vacations and arrived at a value of \$3.00/square foot or \$1,125. The appraiser did not consider the recent easement purchase from Fairfax Public Schools as comprisable. Staff recommends the \$3/SF unit price be applied for the portions of the public alley under consideration currently.

Until all landlocked portions of the alley are vacated, the Essweins will need to grant a temporary access easement over the portion requested for vacation.

**Departmental Recommendation :** Recommend scheduling a vacation public hearing.

**Finance Recommendation :** N/A

**Purchasing Recommendation** : N/A

**Town Attorney Recommendation** : The Town Council may set a public hearing to consider the proposed partial vacation of the alley in its discretion.

**Town Manager's Recommendation** : I recommend the Town Council set a Public Hearing to consider the vacation of the public alley adjacent to 105 Wilmar Place NW at the March 7, 2016 Town Council meeting.

Cost and Financing: \$3/square foot translates to \$1,125 in revenue.

Account Number: 100-000-0000-00000-31851

Decision Needed by This date: N/A

**PROPOSED/SUGGESTED MOTION**

"I move to set a Public Hearing to consider vacation of the public alley adjacent to 105 Wilmar Place NW at the March 7, 2016 Town Council meeting and instruct the Town Clerk to advertise a notice of a Public Hearing."

Or

Other action deemed necessary by Council.