



## Legislation Details (With Text)

**File #:** 20-1964      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 11/16/2020      **In control:** Town Council Meeting  
**On agenda:** 12/7/2020      **Final action:**

**Title:** Request approval of final plat for subdivision of 117 and 121 Courthouse Road SW into three lots on property located in RS-10, single-family detached residential zone.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. TC Staff Report - 117-121 Courthouse Rd SW - Final Plat - 12-7-2020, 2. 117 Courthouse Waiver Request, 3. DPW PC Memo, 4. Virginia Department of Forestry - Vienna Tree Risk Analysis, 5. Regulatory Requirements for 117-121 Courthouse Rd SW Final Plat, 6. Historic Vienna Inc - 117-121 Courthouse Road SW History, 7. Zoning Administrator Memo - 117 Courthouse Rd SW Re-Zoning, 8. Final Plat, 9. Subdivision Plan Set, 10. 117-121 Courthouse Road SW PowerPoint Presentation, 11. PC-Memo-Courthouse\_11-11-20

Date	Ver.	Action By	Action	Result
12/7/2020	1	Town Council Meeting	approved	Pass

**Subject:**

Request approval of final plat for subdivision of 117 and 121 Courthouse Road SW into three lots on property located in RS-10, single-family detached residential zone.

**EXPLANATION AND SUMMARY :**

The subject site is located along the 100 block of Courthouse Road SW. The site consists of two lots, currently addressed as 117 and 121 Courthouse Road SW. The lots are zoned RS-10 single-family detached residential. The 117 Courthouse Road SW lot recently was rezoned from C-1A/C-2 to the RS-10 single-family zoning district. Town Council approved the rezoning August 31, 2020. It is a narrow lot that contains part of the existing driveway for homes at 121 Courthouse Road SW and is mostly covered by trees. The 121 Courthouse Road SW property contains two single-family dwellings, which, according to Fairfax County Real Estate Assessment, were built in 1925.

The site is surrounded by a mix of commercial and residential properties. Commercial parking lots abut it on the north and west property lines and a residential property abuts it on the south property line. A commercial parking lot and a small office building are located directly across Courthouse Road SW.

The applicant proposes to re-subdivide the two existing lots into three lots. All three lots will be accessed from Courthouse Road SW. The three lots meet the required lot area and width requirements for the RS-10 single-family detached residential zoning district. One of the lots meets the lot-shape factor, while the other two will require a waiver from Town Council.

**Strategic Plan Initiative:** *Vienna is a complete community.*

**Departmental Recommendation :** All subdivision requirements are met with the exception of lot-shape factor requirements. Per Sections 17-60.1 and 17-12, Town Council is allowed to waive the requirement if it can be shown that strict compliance with requirements in Chapter 17 would result in extraordinary hardship to the subdivider because of unusual topography or that conditions peculiar to the site would result in inhibiting achievement of the objectives of these regulations.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :** In accordance with Town Code Section 17-29 and Chapters 17 and 18 of the Town Code and after receipt of recommendations from the Planning Commission, Town Council may approve, modify, or disapprove a subdivision plat to ensure that it complies with general requirements and minimum standards of design in accordance with the Zoning Code.

**Town Manager's Recommendation :** I recommend the Town Council approve the final plat for the subdivision of 117-121 Courthouse Road SW and move to waive lot-shape factor requirements, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: December 27, 2020

#### **PROPOSED/SUGGESTED MOTION**

"I move to approve the final plat for subdivision of 117-121 Courthouse Road SW and move to waive lot-shape factor requirements for lots 2 and 3 of the subdivision."

Or

Other action deemed necessary by Council.