



Town of Vienna

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

Legislation Details (With Text)

File #: 20-1967 **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 modifications of requirement for lot coverage, front yard setback and side yard setback in RM-2 multifamily, low-density zoning district, for property located at 201 Park Street SE. Application filed by John Sekas of Sekas Homes, Ltd.

Sponsors:

Indexes:

Code sections:

Attachments: 1. TC STAFF REPORT - 12-7-2020 - 201 Park St SE - Mod. of Req., 2. 201 Park St SE - PowerPoint Presentation, 3. 01 - 201 Park St SE - Application, 4. 02 - 201 Park St SE - Proposed Site Plan & Justification Letters, 5. 03 - 201 Park St SE - Existing RM-2 Properties Analysis, 6. Regulatory Requirements for 201 Park St SE, 7. PC-Memo-201-Park-St_11-11-20

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

Subject:

Request approval of modifications of requirement for lot coverage, front yard setback and side yard setback in RM-2 multifamily, low-density zoning district, for property located at 201 Park Street SE. Application filed by John Sekas of Sekas Homes, Ltd.

EXPLANATION AND SUMMARY :

The subject site is approximately 0.41 acres, located along Park Street SE. A two-story brick medical office building, built in 1984, currently occupies the site.

The applicant proposes to raze the existing building and construct five attached condominium townhomes, private parking and drive aisle, storm & sanitary sewer and waterline connections, and underground stormwater management facility.

The Planning Commission voted 9-0 November 4, 2020 in favor of recommending approval of the requested modifications.

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

Departmental Recommendation : Staff finds the request is consistent with similar requested modifications to site plan requirements.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : Pursuant to Town Code Section 18-256, Town Council may approve certain cite plan modifications subject to the following:

Where an applicant for a building permit subject to the requirements of this article can demonstrate to the council that the most practical, efficient or aesthetic development of the site involved cannot be achieved within the requirements of this chapter, the council, after receiving the recommendation of the planning commission, or not less than 30 days after requesting such recommendation in writing, may modify such requirements upon a finding that the integrity of this chapter and the health, safety and morals of the Town will not be thereby impaired. Such modifications may apply to yard, lot area, lot coverage, parking, number of units, unit floor area, screening, frontage, and similar requirements, but this section shall not be construed to permit any modifications of the uses permitted in any zone or of the maximum building height permitted for any building.

Town Manager's Recommendation : I recommend the Town Council approve the request for site plan modifications of requirements from Section 18-58.D for required front yard setback, Section 18-58. E for required side yard setback and Section 18-58. I for maximum lot coverage in the RM-2 multifamily, low-density zoning district, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"Upon receipt of recommendations from the Planning Commission and a finding that the request for site plan modifications does not impair the integrity of this chapter nor the health, safety, and morals of the Town, I move to approve the request for site plan modifications of requirements from Section 18-58.D for required front yard setback, Section 18-58.E for required side yard setback, and Section 18-58.I for maximum lot coverage in the RM-2 multifamily, low-density zoning district, as shown on the proposed site plan for property located at 201 Park Street SE."

Or

Other action deemed necessary by Council.