



Town of Vienna

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Town Hall
127 Center Street South
Vienna VA, 22180

Legislation Text

File #: 18-1084, **Version:** 1

Subject:

Consideration of final plat for addition to the Jennie Lynne Subdivision

EXPLANATION AND SUMMARY :

The subject site is located along the 300 block of Cabin Road SE. It consists of one lot, currently addressed as 307 Cabin Road SE. The lot is zoned RS-10 Single-Family Detached Residential. The property includes a one-and-a-half-story log cabin. According to the Fairfax County Real Estate Assessment office, the home was built in 1925. However, staff has been unable to confirm the year in which the house was built; aerial images from 1937 do not appear to show such a structure in its existing location. There is a reference to the structure in *This Was Vienna, Virginia* - the authors state that the log cabin was built circa 1937 by James Ellis and Fred Drew. Staff notes that the existing structure is not listed under the Vienna Historic Register.

Five single-family detached dwelling lots abut the site. Two single-family detached dwellings also are located across Cabin Road SE. Generally, the grade of the lot slopes away from Cabin Road SE. The elevation ranges from 394' in the northwestern corner (nearest Cabin Road) to 385' in the southeastern corner (near the rear yard property line).

The applicant proposes to subdivide the one existing lot into two lots. Both lots will be accessed from Cabin Road SE. The applicant will make frontage improvements, including a standard five-foot sidewalk, a six-and-a-half-foot planting strip, and curb and gutter in front of the two proposed lots. Staff notes that sidewalks do not currently exist on either side of the 300 block of Cabin Road SE, while curb and gutter lines a majority of but not the entire block.

The two lots meet the required lot area and width requirements for the RS-10 Single-Family Detached Residential zoning district. Both lots also meet the maximum lot shape factor.

The applicant also has agreed to share the cost to extend the water main along Cabin Road SE, which is required to improve fire flow availability for the project. The proposed water main is shown on engineering plans. The Town is planning on building the water main this calendar year or early next calendar year.

Departmental Recommendation : Staff recommends that Town Council approve the final plat with a condition that the applicant contribute \$17,500 toward construction of a water main along Cabin Road SE.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Upon receipt of input and recommendations from the Planning Commission and review of the final plat for conformity with general requirements and minimum standards of design in accordance with Chapter 17 of the Town Code, Town Council may approve the proposed subdivision of property in its discretion.

Town Manager's Recommendation : The Town Council may approved the proposed subdivision of the property in its discretion.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

“I move to approve the final plat for subdivision of one lot into two lots on property located at 307 Cabin Road SE in the RS-10, Single-Family Detached Residential zone, with the condition that the applicant contribute \$17,500 toward construction of a water main along Cabin Road SE within 30 calendar days after recording the final plat.”

Or

Other action deemed necessary by Council.