



Legislation Text

File #: 20-1982, **Version:** 1

Subject:

Request approval to demolish the residential structure and outbuildings at 124 Courthouse Road SW

EXPLANATION AND SUMMARY :

The Town of Vienna purchased in December 2019 the property at 124 Courthouse Road SW, the property of the late former mayor Charles Robinson and his wife, the late former Councilmember Maud Robinson. The parcel (0384 02 0073) is 31,688 square feet (almost 3/4 an acre) and contains a single-story residential structure with additions, detached garage, outbuilding, crawlspace, and attic. It is zoned RS-10. The Town tentatively plans to use this property is for parkland, but other potential uses will be discussed further by Council.

The residential structure, detached garage and outbuildings are not in condition to be reused or modified. The residential structure has been vacant since Mrs. Robinson died in March 2019. Vacant and abandoned properties are linked to increased rates of crime (particularly arson), increased risk to health and welfare, declining property values, and increased costs for municipal governments. The Town is currently paying for electrical services to operate light timers to make it appear that the structure is inhabited. All other utilities have been turned off.

The Parks and Recreation Department recommends demolishing the residential structure, detached garage, and outbuildings. The Town contracted with Tysons Service Corporation to have Geller Environmental Labs conduct a pre-demolition scope asbestos survey report. Based upon the visual inspection and results of the samples collected, no Regulated Asbestos Containing Materials (RACM) were found in the structures. The report did note that based upon visual inspection, the intact building materials (transite siding, roofing materials, and floor tiles/tile mastic) were confirmed to exist at this home. Since these products were not sampled, they are assumed to be asbestos containing and treated as such.

The Town obtained three quotes for demolition work, and the lowest cost was from Tysons Service Corporation. Cost without contingencies is \$25,405, and additional work, although not anticipated, could raise the total cost to \$28,000, which is within the available funding. The work will include asbestos abatement services, sewer and water cap-off within the property line, abandonment of a well, permit fees, installation of silt fence, installation of a construction entrance, and fill dirt to level site along with seed and straw placement on disturbed areas.

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

Departmental Recommendation : Director recommends demolishing the residential structure and outbuildings.

Finance Recommendation : Recommend demolition.

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council and its designated representatives are empowered to manage property owned by the Town. Town Council may approve the proposed demolition of the residential structures and approve expenditure of funds necessary in its discretion.

Town Manager's Recommendation : I recommend the Town Council approve of the demolition of the residential structure, detached garage and outbuildings located at 124 Courthouse Road SW, as presented.

Cost and Financing: \$28,000

Account Number: Project # 720PARK009, GL# 300-000-0000-39470-48009

Decision Needed by This date: November 16, 2020

PROPOSED/SUGGESTED MOTION

"I move to approve demolition of the residential structure, detached garage, and outbuildings located at 124 Courthouse Road SW."

Or

Other action deemed necessary by Council.