



# Town of Vienna

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Town Hall  
127 Center Street South  
Vienna VA, 22180

## Legislation Text

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**File #:** 21-2493, **Version:** 1

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### Subject:

Public hearing on a requested change to the zoning map for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) in the RS-10 Single-Family Detached Residential zoning district. Requested zoning is RM-2 Multifamily, Low Density

### EXPLANATION AND SUMMARY :

The subject site, 117 to 121 Courthouse Road SW, is currently vacant and undeveloped. The owner previously received approval for a three-lot subdivision and subsequently removed two dwellings and the majority of the trees in the front two thirds of the site. Residentially zoned properties (zoned RS-10 Single-Family Detached Residential) abut the property in the southeast and commercially zoned properties (zoned C-1A Special Commercial and C-2 General Commercial) are located to the northwest.

### Background

The owner and developer of the site previously rezoned a portion of the existing site from C-1A Special Commercial/C-2 General Commercial to RS-10 Single-Family Detached Residential as part of a proposed three-lot subdivision. Today, there are three parcels, addressed as 117, 119, and 121 Courthouse Road SW and zoned RS-10 Single-Family Detached.

Please refer to the [staff report and documents <https://vienna-va.legistar.com/LegislationDetail.aspx?ID=4623548&GUID=99E72E57-9CBA-4571-8922-76D3C7CBF070&Options=&Search=>](https://vienna-va.legistar.com/LegislationDetail.aspx?ID=4623548&GUID=99E72E57-9CBA-4571-8922-76D3C7CBF070&Options=&Search=>) for the Town Council meeting for the previous rezoning from August 31, 2020.

### Current Proposal

The developer is requesting a zoning map change for the three parcels from RS-10 Single-Family Detached Residential to RM-2 Multifamily, Low Density. The developer, if the change in zoning districts is approved, plans to construct six two-family dwellings (for a total of 12 units) facing a common green area. The applicant also proposes a clubhouse that is accessible to all of the two-family dwelling residents.

The proposed development is a cottage-housing style development where a small group of generally smaller homes are centered around a common area. The architectural style of the two-family dwellings will be similar to the architecture often seen with cottage housing developments, which includes a relatively short building height, a compact footprint and a maximum of one and a half stories. The proposed units in this development will also include two-car garages on the basement level that can be accessed from a vehicular service drive located around the perimeter of the site. Additional parallel visitor parking spaces will be provided along the service drive. A concept plan and elevations have been included with this staff report.

The applicant will also be requesting several site plan modifications of requirements, per Sections 18-256 and 18-257. These site plan modifications include a request for lot coverage that exceeds the maximum 25% ([Section 18-58.I <https://library.municode.com/va/vienna/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH18ZO\\_ART9MULODEZORE\\_S18-58ARRE>](https://library.municode.com/va/vienna/codes/code_of_ordinances?nodeId=PTIICOOR_CH18ZO_ART9MULODEZORE_S18-58ARRE)), a request to encroach further into the 35-foot front yard setback ([Section 18-58.D <https://library.municode.com/va/vienna/codes/code\\_of\\_ordinances?>](https://library.municode.com/va/vienna/codes/code_of_ordinances?)

[nodeId=PTIICOOR\\_CH18ZO\\_ART9MULODEZORE\\_S18-58ARRE>](#)), a request to encroach further into the 35-foot rear yard setback ([Section 18-58.F <https://library.municode.com/va/vienna/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH18ZO\\_ART9MULODEZORE\\_S18-58ARRE>](#)), and a request to deviate from RS-10 lot requirements and the 8,000 square feet of lot area per two-family dwelling requirement ([Section 18-58.A.2 <https://library.municode.com/va/vienna/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH18ZO\\_ART9MULODEZORE\\_S18-58ARRE>](#)).

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**Departmental Recommendation :** Town Council can approve or deny the request for the zoning map change based on criteria listed under Section 18-249 of the Town Code.

**Finance Recommendation :**

**Purchasing Recommendation :**

**Town Attorney Recommendation :** The Town Council may conduct a public hearing to consider the Applicant's proposed Zoning Map Amendment, in the discretion of the Town Council.

**Town Manager's Recommendation :** I recommend approval of the requested rezoning for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B).

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date:

## PROPOSED/SUGGESTED MOTION

"I move to close the public hearing."

And

"After considering the proper relationship of the proposed zoning map amendment to the Town's comprehensive plan, with the intent to retain the integrity and validity of zoning districts and to avoid spot zoning changes in the zoning map, I move to approve the requested rezoning for three parcels, located at 117 Courthouse Road SW (Parcel # 0384 02 0032A), 119 Courthouse Road SW (Parcel # 0384 02 0057A), and 121 Courthouse Road SW (Parcel # 0384 02 0057B) from the RS-10 Single-Family Detached Residential zoning district to RM-2 Multifamily, Low Density."

Or

Other action deemed necessary by Council.