



MEMORANDUM

TO: All Interested Parties
Town of Vienna Planning Commission

FROM: Director of Planning and Zoning *GM HANCO*

DATE: October 30, 2007

SUBJECT: Zoning Administrator's Determination ! Discontinuation of Lot Coverage Credit for Grid Paver Type Driveway Surfaces in the Single-Family Residential Zones

Please be advised that effective November 12, 2007, and at the direction of the Mayor and Town Council, Vienna Town staff will discontinue the practice of allowing percentage credits for the use of grid pavers on single-family residential driveway surfaces. All driveway areas, regardless of surface materials, shall be counted on a "100 percent basis" towards lot coverage in accordance with the requirements of the Vienna Town Code. (This includes driveway strips or tracks; lot coverage will be calculated from side-to-side and end-to-end from the outer boundaries of the proposed driveway surface.)

This directive was developed during the October 29, 2007 work session of the Mayor and Town Council and in accord with the provisions of Article 1, Chapter 18 of the Vienna Town Code which encourages, among other purposes, to provide for adequate light, safety and undue concentration of population.

The current maximum lot coverage credit of 20 percent for grid paver surfaces will be honored **only** for those three subdivision plats which have been previously approved in preliminary form by the Planning Commission. Similarly, this current lot coverage credit will be honored for any building or driveway permits that have been filed with the Town **prior to** the effective date of this new determination. Finally, the staff will honor only those grid paver determinations—made prior to October 30, 2007—that result in the subsequent preparation of construction plans for the filing of building or driveway permits.

In summary, grid paver driveway installations will still be permitted in the single-family residential zones in accordance with § 18-134A of the Vienna Town Code. The area of such installations, however, will now be counted towards lot coverage in exactly the same manner as driveways constructed of asphalt or concrete.