

Council Appointments

Several new appointments were made by the Vienna Town Council now that the new fiscal year has started and the new Mayor and Council have taken office.

Elected as Mayor Pro-tempore (vice-Mayor) was Councilman Donald E. Upchurch. Upchurch will serve as Mayor Pro-tempore throughout the next year--filling in as chairman of the Council meetings when the Mayor is absent and representing Mayor Robinson when the Mayor is unable to attend official functions.

Perhaps the most unique and certainly the newest Council position is that of liaison to the Fairfax County Board of Supervisors. Councilman Wanda C. Pellicciotto will serve as the Council's liaison, working closely with Supervisor Martha Pennino and Board chairman Herrity. Mrs. Pellicciotto is a newcomer to the Town Council and will be concentrating on improving Town-County relations.

New Councilman Vincent J. Olson will be the Council's representative on the Vienna Highway Safety Commission. Previously a low-key committee, the Highway Safety Commission has become one of the Town's most active citizen committees with the tedious job of making recommendations to the Town Council on a maze of traffic and highway safety problems.

Councilman Raymond E. Hicks was named as Council's representative to the Vienna Police Pension Advisory Commission and the Centreville District Citizens Park Advisory Council.

Councilman E. Ross Buckley will serve as Council's liaison to the Fairfax County School Board.

The Northern Virginia Planning District Commission will be repre-

sented by Upchurch.

Town Manager C. Clay Harrell was reappointed as Town Manager for the next fiscal year. Harrell begins his 14th year as the chief executive of the Town. John F. Gionfriddo was reappointed as Town Attorney, W. Gordon Brady was reappointed as Town Treasurer (he also serves as Director of Finance) and Loraine H. Stoneburner was reappointed as the Town Clerk.

Doerstler Tract

The Planning Commission and Town Council will have public hearings on a rezoning request submitted by the Doerstler Development Corporation for a tract of property in southeast Vienna.

Town Council will have its public hearing on August 30 and the Planning Commission will have its hearing on August 11. Both hearings will be at Town Hall, 8 p.m.

Owners of the tract want the property at 215 Tapawingo Road SE rezoned from RS-12.5 (single-family homes) to RM-2 (multi-family use.) The owners want to build two duplex units around an already existing single-family home.

'1776' Musical

Vienna's Parks and Recreation Department is sponsoring America's award winning musical "1776" at the Vienna Community Center, beginning August 1.

The musical, directed by Norman Chaudet and Philip Culkin, will run on August 1, 5, 6, 7, 8 and 9. All performances begin at 8 p.m.

Tickets are \$2 for adults and \$1.50 for students.

For additional information about tickets contact the Vienna Community Center at 938-8000.

School Registration

Families new to Vienna and Fairfax County who have not yet registered their children for the school year starting August 30, are urged to register on either August 9 or August 10, when schools will be specially prepared for new enrollees. However, if those dates are inconvenient, registrations can be accomplished during any other day at all elementary schools.

High school and intermediate school offices are open the year round for registration.

Parents are advised to take the student's birth certificate and a transfer card or report card forwarded with the family from the previous school when they register.

For entrance in kindergarten a child's fifth birthday must fall on or before January 1, 1977, and for enrollment in first grade a child's sixth birthday must fall on or before January 1, 1977.

Vienna Town Hall
127 Center Street, South
Vienna, Virginia 22180

Phone : 938-8000
Police: 938-4900
Vienna Newslite: 938-4499

Mayor
Charles A. Robinson, Jr.

Council
E. Ross Buckley
Raymond E. Hicks
Vincent J. Olson
Wanda C. Pellicciotto
Donald E. Upchurch
Neil M. Walp

Louk Tract

The Vienna Town Council unanimously voted to appeal the Louk Tract zoning case to the Virginia Supreme Court.

Council's decision came after Fairfax Circuit Court Judge Richard J. Jamborsky's decision in June that the Town's refusal to zone the 12.7 acre Louk Tract from detached single-family residential use to townhouses was "arbitrary, capricious, unreasonable and illegal."

Town Council, while deciding to appeal the case, indicated that this is probably the most important zoning case in the history of the Town.

Judge Jamborsky in his decision ordered the Town to rezone the tract, located on the north side of the 500 block of Church Street NE, to townhouses.

Owners of the tract requested a mixed housing plan calling for townhouses and single-family homes in March 1975. The request was denied by the Council, however the owners were given some relief when Council upzoned the property from RS-16 to RS-12.5--a single family home zone which permits denser use of the tract than the original RS-16 zone.

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Town of Vienna

NEWSLETTER

Vol. LXXXVI, No. 9

Town of Vienna, Virginia

August, 1977



NEW COUNCIL--Voters elected a new Council and August is the start of the second month the Council has guided the Town. Pictured are, above, from left, Mayor Charles A. Robinson, Councilman Vincent J. Olson, Councilman E. Ross Buckley, and Councilman Wanda C. Pellicciotto, at right. All the members, except Mayor Robinson, are new to the Council bench. Mayor Robinson was a Councilman prior to being elected as the new Mayor. All four will serve two year terms. (Starting this issue of the Vienna Newsletter each Councilman will have a column. This month Mayor Robinson's column is featured inside.)

New Water & Sewer Rates Ok'd

A new water and sewer rate schedule was adopted July 12 which will result in an increase in the quarterly water and sewer bill customers receive. The increase will not appear on the customers' bills until the start of the next billing cycle in October.

The new rates establish the water rate at 54 cents per 1,000 gallons for in-town customers and 72 cents per 1,000 gallons for out-of-town customers. The sewer rate was set at 95 cents per 1,000 gallons of water consumption--the same rate charged by Fairfax County.

In addition a \$3 service charge will be tagged to each residential quarterly bill. Previously service charges were included in the mini-

mum payment of \$14.85. The new rate schedule does not have a minimum bill, which for those customers who use 6,000 gallons or less will mean a lower water and sewer bill.

The new rate schedule will effect 6,968 different households and businesses. Commercial and residential rates are the same.

Customers who use a minimum of water will benefit from the new schedule over those heavier users. An excessive use charge will be assessed for heavy water consumption in the spring, summer and fall months.

A \$5 service charge will be assessed to those customers who want their water shut off during vacation periods or when the residence is not being used.

Comment From the Council Table

Charles A. Robinson, Jr.
Mayor, Town of Vienna

An effort to improve communications between Vienna residents and their elected officials, the Newsletter will hereafter be carrying a regular column written by a member of Council. As Vienna's new Mayor, I am starting the ball rolling with this issue. We invite your responses, and from time to time will endeavor to publish those which appear particularly appropriate.

Among other problems, your new Mayor and Council have been wrestling with water and sewer rates and with zoning of the "Louk tract."

The District of Columbia has sharply increased its rates for treating sewage at the Blue Plains plant; from \$138 per million gallons in 1965 to \$400 at present. The rate is scheduled to progressively reach \$1,000 in 1979. Treatment of sewage now costs the Town about \$426,000 per year. The Council has decided to meet this increase by substantially raising sewer charges and by altering the structure of water rates. Sewer charges will go from 80 percent of water cost to a flat 95 cents per thousand gallons of water used during the preceding minimum use winter quarter. Town residents will now pay a flat 54 cents per thousand gallons of water used instead of the old declining block rate which started at 69 cents and tailed off to 40 cents as usage increased. The new water rates are, therefore, slightly lower except for the very high use category (above 36,000 gallons). In order to dis-

courage excessive lawn sprinkling, all consumers will be charged \$2 per thousand gallons in addition to the regular rate for water used during any quarter between June and November which exceeds by the higher of 33.33 percent or 6,000 gallons the water used in the preceding minimum winter quarter. Finally, a \$3 per quarter service charge will be applied to all accounts in lieu of the old minimum bill. For an in-Town resident using 20,000 gallons of water per quarter, the new bill will be \$32.80 compared with \$23.49 under the old rate.

After considerable discussion, the Council also decided to retain the 33.33 percent differential on water service to non-Town residents, but the impact on these folks will be minimal because of the restructured water rate and the fact that most of them already use Fairfax County sewer service which has been at the 95 cents level for same time. The new water and sewer charges will raise about \$270,000 per year of added revenue for the Town.

The "Louk tract" containing about 12 acres occupies the rectangle bounded by Beulah Road NE, Wolftrap Creek, Church Street NE, and Ayr Hill NE. Until recently, it was zoned RS-16 (single family detached residences on 16,000 square foot lots). Several years ago, Mr. Louk asked the Council for Townhouse zoning on the entire tract, which was denied.

In 1975, Mr. Louk, together with his colleagues, Messrs. Gene Kohler and Will Daniels, two local architects, filed a new application for Townhouse (RTH) zoning on

Council Table Cont'd.

the property. Under maximum density use of our ordinance, it would be possible to develop about 100 townhouses on the site. The various site plans submitted, however, generally showed 63 to 66 townhouses and from 11 to 14 single family detached dwellings along the Ayr Hill Avenue side of the tract. One site plan, apparently discussed with neighbors, but never presented to the Council, shows 48 townhouses and 11 single family detached units. After holding a public hearing on March 10, 1975, during which many Town residents opposed the rezoning, the Council again denied the townhouse rezoning, but did rezone the tract from RS-16 to RS-12.5 to permit smaller single family lots. Mr. Louk and his colleagues appealed the Council's decision to the Circuit Court, and on May 21, 1976, the Court held that the denial was arbitrary and capricious and that the land must be zoned for townhouses.

On July 12, the Council voted unanimously to appeal the decision to the Supreme Court of Virginia. During discussion of the matter, many neighbors indicated continued opposition to the rezoning and their support of the appeal. Mr. Louk made no oral comment. He did, however, present certain documents which offered to deed to the Town 2.35 acres of his land abutting Wolftrap Creek (part flood plain) for a park, and leave a 50-foot buffer strip along Beulah Road, if the Town immediately (that very night) rezoned the remaining property for 63 townhouses and 11

detached dwellings. This would have resulted in an average density of about 7 units per acre compared with about 4 for the DeLuca development on Nutley Road. Since the meeting was not a duly advertised rezoning hearing, I, as Mayor, advised Mr. Louk that we could not consider rezoning his land that night. He thereupon withdrew his offer of a Park dedication.

The Council will give careful attention to Mr. Louk's latest proposal and to any other which may be forthcoming, but neighborhood sentiment against 74 units (63 RTH plus 11 RS-12.5) is very strong.

Operation Cleanup

"Operation Bicentennial Cleanup," a special cleanup activity of the commercial and industrial sections of Vienna will be conducted August 28-29.

The event, sponsored by the Bicentennial Commission, will coordinate cleanup activities among all the volunteer civic organizations. The cleanup will be only for the industrial and commercial areas of Town.

Bob Dix, chairman of the Commission, is looking for volunteer organizations to join in the effort. Interested groups should contact Dix at 591-7708 after business hours.

Windover-Malcolm Civic Association president Maj. George Lovelace, has requested fuller and more stringent police protection and enforcement of laws in the northwest quadrant of Vienna. Council said it would honor the association's request.

Water & Sewer Chart

Gallons (1000)	OLD RATES			Service	NEW RATES				Percentage of Increase
	Water	Sewer	Total		Water	Sewer	Total	Increase	
6	\$ 8.25	\$ 6.60	\$14.85	\$ 3.00	\$ 3.24	\$ 5.70	\$11.94	\$ - 2.91	- 19.6 %
8	8.25	6.60	14.85	3.00	4.32	7.60	14.92	+ 0.07	+ 0.47
10	8.25	6.60	14.85	3.00	5.40	9.50	17.90	+ 3.05	+ 20.54
12	8.25	6.60	14.85	3.00	6.48	11.40	20.88	+ 6.03	+ 40.61
14	9.45	7.56	17.01	3.00	7.56	13.30	23.86	+ 6.85	+ 40.27
16	10.65	8.52	19.17	3.00	8.64	15.20	26.84	+ 7.67	+ 40.01
18	11.85	9.48	21.33	3.00	9.72	17.10	29.82	+ 8.49	+ 39.80
20	13.05	10.44	23.49	3.00	10.80	19.00	32.80	+ 9.31	+ 39.63
22	14.25	11.40	25.65	3.00	11.88	20.90	35.78	+10.13	+ 39.49
24	15.45	12.36	27.81	3.00	12.96	22.80	38.76	+10.95	+ 39.37
26	16.65	13.32	29.97	3.00	14.04	24.70	41.74	+11.77	+ 39.27
28	17.85	14.28	32.13	3.00	15.12	26.60	44.72	+12.59	+ 39.18
30	19.05	15.24	34.29	3.00	16.20	28.50	47.70	+13.41	+ 39.11
35	22.05	17.64	39.69	3.00	18.90	33.25	55.15	+15.46	+ 38.95
40	24.25	19.40	43.65	3.00	21.60	38.00	62.60	+18.95	+ 43.41
45	26.25	21.00	47.25	3.00	24.30	42.75	70.05	+22.80	+ 48.25
50	28.25	22.60	50.85	3.00	27.00	47.50	77.50	+26.65	+ 52.41

Bond Issue Considered

The Town Council is giving preliminary consideration to a new General Fund bond issue in the amount of approximately \$1.5 million, primarily to finance certain street improvement and storm drainage projects, but also to handle some other projects including improvements to the Town's two property yards.

The two principle street projects under consideration are the completion of Park Street SE and the opening of Mill Street NE to the north to tie into North Center Street. The latter project is estimated to cost in excess of \$400,000 and is the most expensive single item contemplated. It will require the piping of a very substantial open drainage channel. The Town's share of Park Street reconstruction will probably be on the order of \$170,000.

The Council has been furnished a report on the principle storm drainage problems in Town. Funds will be included to cover those which seem to be most critical. Council has already approved storm drainage work on Nelson Drive NE, Park Street SE and Courthouse Road SW.

The Council intends to develop a bond retirement schedule that

will pick up the debt service on the new issue as our existing bonds are paid off. Thus, the new bonds can be retired with a minimum increase in revenues.

Further details on the proposed bond issue will appear in an early Newsletter. The Council will also provide ample opportunity for a discussion of the proposed bond issue at public hearing.

Fence Hearing

Barbed wire fences would be prohibited in residential areas if the Vienna Town Council approves an ordinance recommended by the Planning Commission.

The same ordinance would also require the finished side of the fences to face outside the property. The ordinance will be the subject of a public hearing August 30 at Town Hall, 8-p.m.

The Planning Commission recommended approval of the ordinance July 14.

At the same hearing Council will consider an ordinance amendment that would require a two foot setback requirement from the rear property line for residential fences instead of the present 10 feet.

The Planning Commission has yet to consider the amendment.